

Key: 7717

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.389

LEGALS

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
VIOLA BENEDICT R & LAURA G TRS C/O BRETТА LAURA TR 77 MYSTIC AVE MEDFORD, MA 02155				73-6-31-0				155 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
VIOLA BENEDICT R & LAURA				03/05/2013	F	1		42755-293			
VIOLA B R & LAURA G TRST				10/26/1990	QS			(80773)			
VIOLA BENEDICT R AND LAUR				01/01/1973	QS	23,000		(C00050167)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

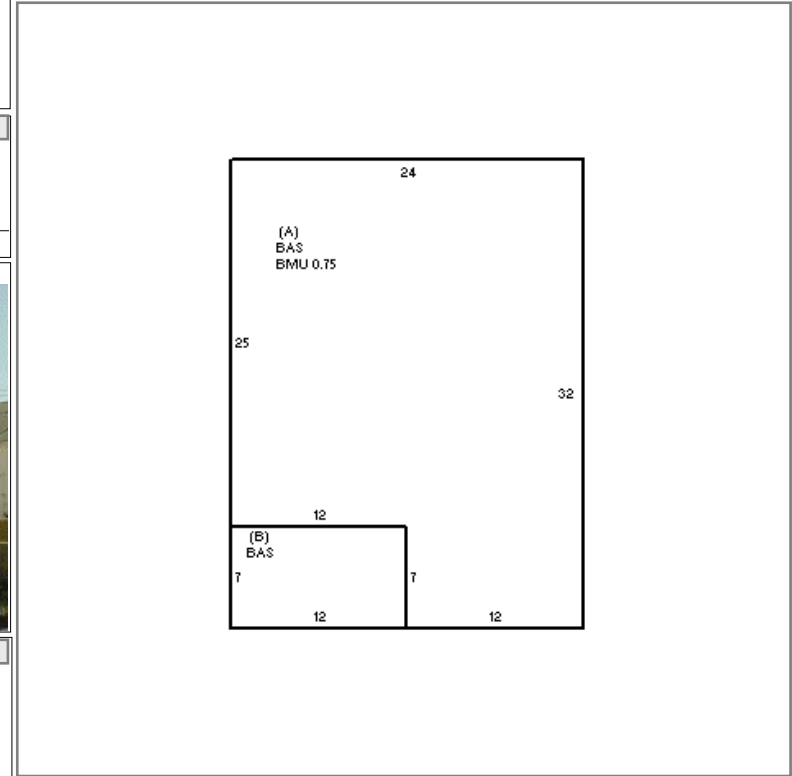
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,009	HUM	1.00	100	1.00	100	1.00	RV2	1.25		436,830

TOTAL	5,009 SF	ZONING		FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	436,800	397,100			
Infl1	FACTOR 100		BUILDING	132,100	119,300			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	568,900	516,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 FR- RANCH TO COTT/BUNG



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/13/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/13/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	768	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	513	1950	59.95	30,755
\$NLA(RCN)	\$265	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	768		221.82	170,361
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00								
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00								
ROOMS	5	1.00		FLOOR COVER	14	COMB	1.00								
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00								
BATHROOMS	1	1.00		HEATING/COOLING	99	N/A	1.00								
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00								
TOT FIXTURES	3	\$2,040													
# UNITS	1	1.00													

TOTAL RCN	203,156
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	4 PARTIAL HEAT
ECON	0
DEPR	35 % GD 65
RCNLD	\$132,100