

Key: 7737

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.407

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
GACICIA ALAN P & TERESE R 138 RIVER ST MARSHFIELD, MA 02050				73-10-7-0				138 RIVER ST				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
GACICIA ALAN P & TERESE R				08/21/2019	QS	425,000 (128997)						
FIORE RAYMOND H & ROBERTA				05/01/1982	QS	61,000 (64851)						
OGARA JAMES AND JUDITH				05/01/1981	QS	45,000 (C00064851)						
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000 HUM	1.00	100	1.00	638,000	6.92	100	1.00	RF2	1.45	506,720

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	%
20-672	10/16/2020	1	NEW CONST	723,840	05/19/2021	JD	100	70
20-672	10/16/2020	1	NEW CONST	723,840	05/02/2022	JD	100	100
10-400	08/31/2010	3	ALTERATIONS	24,000	08/10/2011	SJ	100	100

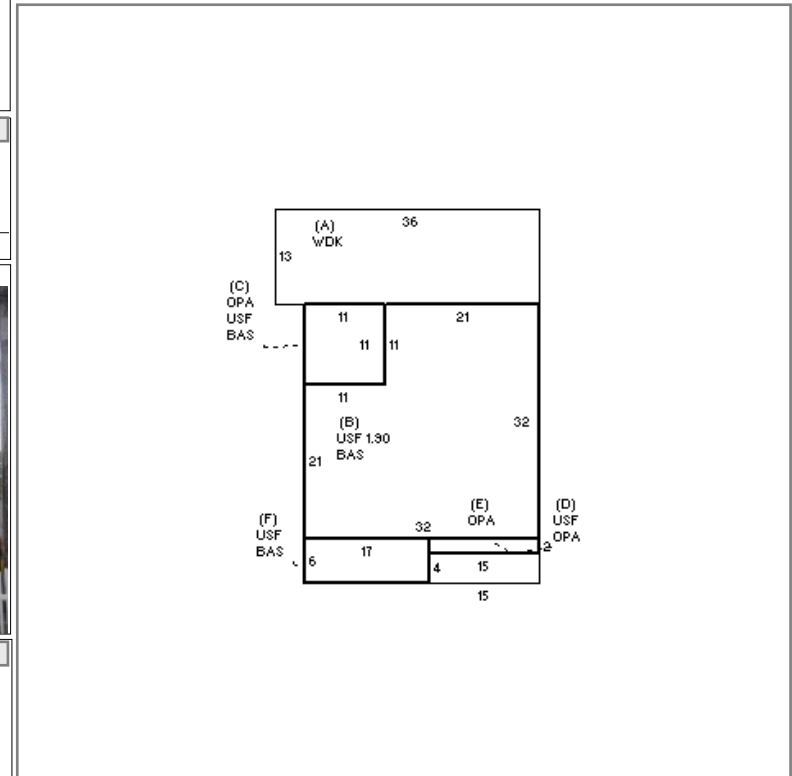
TOTAL	5,009 SF	ZONING		FRNT	55	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	506,700	460,700
Infl1	FACTOR 100		BUILDING	1,068,300	970,900			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,575,000	1,431,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/19/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/19/2021	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/29/2023	JD
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,079,068
NET AREA	3,095	DETAIL ADJ	1.009	FOUNDATION	1	PIER	0.98	A	WDK	N	WOOD DECK	468		69.12	32,348	CONDITION ELEM	CD
\$NLA(RCN)	\$349	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,126	2021	342.27	385,398	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,969	2021	311.26	612,871	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	211		92.70	19,561	KITCHEN	A
				FLOOR COVER	14	COMB	1.00		GEN	O	GENERATOR	1		0.00		BATHS	A
				INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		10,000.80	10,001	HEAT	A
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	A
				FUEL SOURCE	2	GAS	1.00										



CAPACITY	UNITS	ADJ
STORIES	2.9	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	2	1.00
TOT FIXTURES	13	\$18,889
# UNITS	1	1.00

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	1 % GD 99
RCNLD	\$1,068,300