

Key: 7755

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.421

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SANCHEZ FEDERICO & BRENDA S 46 POWDER HOUSE RD MEDFORD, MA 02155				73-11-5-0				130 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SANCHEZ FEDERICO & BRENDA				11/08/2004	QS	405,000 (106401)					
PAPPAS ETHEL L				08/12/2003	QS	380,000 (103876)					
BURTON ROBERT J				06/28/2002	QS	302,500 (C10156)					

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	%
92-341	04/29/1992	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,200	HUM 1.00	100	1.00	100	1.00	550,000	10.62	100	1.00	R08 1.25	429,110

TOTAL	3,180 SF	ZONING		FRNT	122	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	429,100	390,100			
Inf1	FACTOR 100		BUILDING	193,300	174,600			
Inf2	PHY 100		DETACHED	200	200			
			OTHER	0	0			
TOTAL			TOTAL	622,600	564,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		20	17.03	200

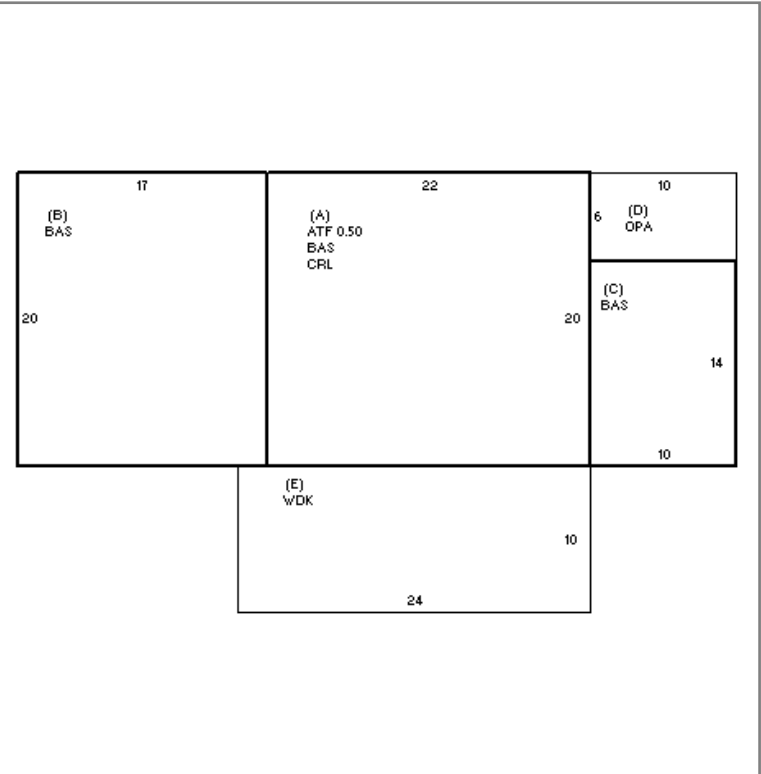


BLDG COMMENTS

FY12 FR- CONV TO CAPE

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/28/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/28/2010	EST
STYLE	4	1.10	CAPE [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
NET AREA	1,140	DETAIL ADJ	1.056
\$NLA(RCN)	\$246	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,224	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	440		14.10	6,204
EXT COVER	11	ASPH SHINGLE	0.96	A	ATF	L	ATTIC FINISH	220	1950	156.63	34,458
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	920	1950	242.42	223,023
ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	60		51.50	3,090
FLOOR COVER	14	COMB	1.00	E	WDK	N	WOOD DECK	240		38.40	9,216
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	280,215
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$193,300