

Key: 7790

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.456

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
SERANI THOMAS M & JENNIFER				73-15-1-0				5 IRVING ST				
962 WEBSTER STREET NEEDHAM, MA 02492				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				SERANI THOMAS M & PARDO ALFRED G & EVELYN C				07/19/2013	O	455,000	(119311)	
				PARDO ALFRED G & EVELYN C				05/18/2007	F	-100	(110544)	
				PARDO ALFRED G & EVELYN C				02/12/1986	QS		73788-	

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	%
18-831	11/27/2018	3	ALTERATIONS	136,050	06/24/2019	JD	100	80
		3	ALTERATIONS		06/17/2014	MR	100	100
14-312	06/11/2014	3	ALTERATIONS	14,000	08/26/2015	SJ	100	100
13-800	12/02/2013	3	ALTERATIONS	20,000	06/17/2014	MR	100	100
11-465	07/28/2011	3	ALTERATIONS	8,039	09/06/2012	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,800	HUM	1.00	100	1.00	100	1.00	RF2	1.45		505,850

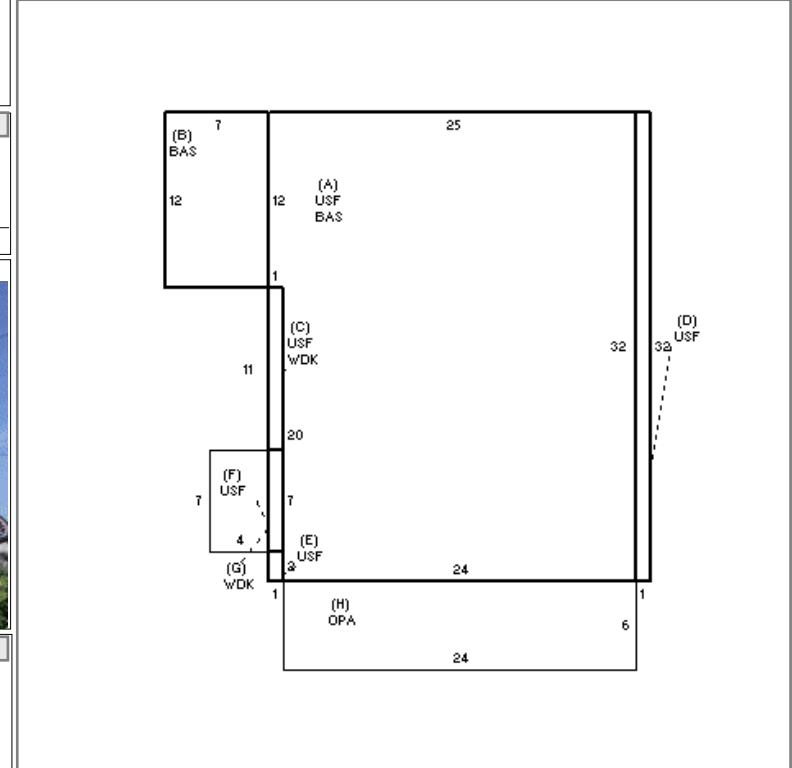
TOTAL	4,800 SF	ZONING	FRNT	65	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	505,900	459,900		
Infl1	FACTOR 100		BUILDING	282,900	264,000		
Infl2	PHY 100		DETACHED	400	400		
			OTHER	0	0		
			TOTAL	789,200	724,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 6 X 6		36	17.03	400



BLDG COMMENTS
Outside Shower



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/24/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/24/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/1/2014	TD
QUALITY	+	1.10	AVG +/GOOD - [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	TOTAL RCN	392,978		
NET AREA	1,696	DETAIL ADJ	0.999	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	864	1950	228.87	197,743	CONDITION ELEM	CD		
\$NLA(RCN)	\$232	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	WDK	N	WOOD DECK	39		42.25	1,648	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	832	1950	208.13	173,165	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	H	OPA	N	OPEN PORCH	144		56.65	8,158	KITCHEN	G		
				FLOOR COVER	14	COMB	1.00		GFP	O	GAS FIREPLACE	1		6,111.60	6,112	BATHS	G		
				INT FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1977 / 45
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$282,900