

Key: 7807

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.473

LEGAL

LAND

DETACHED

BUILDING

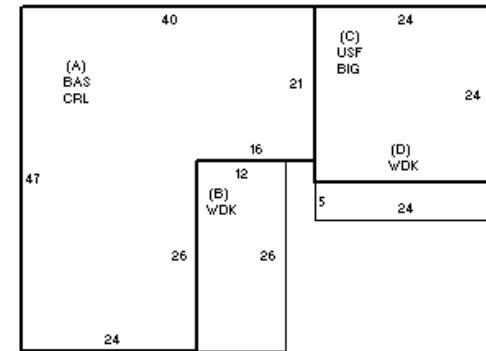
| CURRENT OWNER   |  |  |  | PARCEL ID  |   |            |              | LOCATION        |  |  |  |
|---|--|--|--|------------|---|------------|--------------|-----------------|--|--|--|
| GALLINARO MARYJO TR<br>PO BOX 185<br>HUMAROCK, MA 02047 |  |  |  | 73-16-10-0 |   |            |              | 6 KENILWORTH ST |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |                 |  |  |  |
| GALLINARO MARYJO TR                                     |  |  |  | 12/30/2014 | F |            | 1 (121415)   |                 |  |  |  |
| BOGNI FRANK J &   |  |  |  | 03/10/2014 | A | 36,000     | (120173)     |                 |  |  |  |
| SCOTT MEREDITH TR                                       |  |  |  | 08/02/2012 | F |            | 1 (117839)   |                 |  |  |  |

| 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 | 7,600    | HUM 1.00 | 100   | 1.00  | 638,000  | 4.64 | 100   | 1.00 | RF2 | 1.45       | 516,400   |

| TOTAL | 7,579 SF   | ZONING                      | FRNT     | 53           | ASSESSED       | CURRENT        | PREVIOUS |
|-------|------------|-----------------------------|----------|--------------|----------------|----------------|----------|
| Ngh   | HUMAROCK   | N<br>O<br>T<br>E<br>C/W 11F | LAND     | 516,400      | 469,500        |                |          |
| Infl1 | FACTOR 100 |                             | BUILDING | 282,600      | 255,000        |                |          |
| Infl2 | PHY 100    |                             | DETACHED | 200          | 200            |                |          |
|       |            |                             | OTHER    | 0            | 0              |                |          |
|       |            |                             |          | <b>TOTAL</b> | <b>799,200</b> | <b>724,700</b> |          |

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 30 0.70  | 1977 | 20    | 17.03     | 200   |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 12/16/2010 | PL  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 12/16/2010 | EST |
| STYLE    | 1  | 0.85 | RANCH [100%]      | REVIEW  | 3/4/2011   | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

BLDG COMMENTS  
FY12 FR- CONV TO RANCH

| YEAR BLT       | 1957      | SIZE ADJ   | 1.000 | ELEMENT   | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 409,575 |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
|----------------|-----------|------------|-------|---|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|----------------|-----------|----------|------|----------|------|---------|---|-------|------|------|--|-------|----|---------|-------|-----------|--|
| NET AREA       | 2,040     | DETAIL ADJ | 0.867 | FOUNDATION  | 4  | CONT BSMT WALL | 1.00 | A | CRL | N | BSMT CRAWL      | 1,464 |      | 9.58      | 14,023  |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
| \$NLA(RCN)     | \$201     | OVERALL    | 1.000 | EXT COVER   | 4  | VINYL          | 1.00 | A | BAS | L | BASE AREA       | 1,464 | 1957 | 174.17    | 254,990 |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
|                |           |            |       | ROOF SHAPE  | 1  | GABLE          | 1.00 | + | WDK | N | WOOD DECK       | 432   |      | 38.40     | 16,589  |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
|                |           |            |       | ROOF COVER  | 1  | ASPH SHINGLES  | 1.00 | C | BIG | N | BUILT-IN GARAGE | 576   |      | 36.97     | 21,296  |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
|                |           |            |       | FLOOR COVER   | 14 | COMB           | 1.00 | C | USF | L | UPPER STORY FIN | 576   | 1957 | 158.39    | 91,234  |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
|                |           |            |       | INT FINISH  | 1  | PLASTER        | 1.00 |   | F11 | O | FPL 1S 1OP      | 1     |      | 7,281.00  | 7,281   |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
|                |           |            |       | HEATING/COOLING   | 2  | HOT WATER      | 1.02 |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
|                |           |            |       | FUEL SOURCE   | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
|                |           |            |       | <table border="1"> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> <tr> <td>EXTERIOR</td> <td></td> </tr> <tr> <td>INTERIOR</td> <td></td> </tr> <tr> <td>KITCHEN</td> <td></td> </tr> <tr> <td>BATHS</td> <td></td> </tr> <tr> <td>HEAT</td> <td></td> </tr> <tr> <td>ELECT</td> <td></td> </tr> </table>   |    |                |      |   |     |   |                 |       |      |           |         |           |         | CONDITION ELEM | CD        | EXTERIOR |      | INTERIOR |      | KITCHEN |   | BATHS |      | HEAT |  | ELECT |    |         |       |           |  |
| CONDITION ELEM | CD        |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
| EXTERIOR       |           |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
| INTERIOR       |           |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
| KITCHEN        |           |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
| BATHS          |           |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
| HEAT           |           |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
| ELECT          |           |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
|                |           |            |       | <table border="1"> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1972 / 50</td> </tr> <tr> <td>COND</td> <td>31</td> <td>31 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>31</td> <td>% GD 69</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$282,600</td> </tr> </table> |    |                |      |   |     |   |                 |       |      |           |         |           |         | EFF.YR/AGE     | 1972 / 50 |          | COND | 31       | 31 % | FUNC    | 0 |       | ECON | 0    |  | DEPR  | 31 | % GD 69 | RCNLD | \$282,600 |  |
| EFF.YR/AGE     | 1972 / 50 |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
| COND           | 31        | 31 %       |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
| FUNC           | 0         |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
| ECON           | 0         |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
| DEPR           | 31        | % GD 69    |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
| RCNLD          | \$282,600 |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
| CAPACITY       |           |            |       | STORIES   | 1  | 1.00           |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
|                |           |            |       | ROOMS   | 7  | 1.00           |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
|                |           |            |       | BEDROOMS  | 3  | 1.00           |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
|                |           |            |       | BATHROOMS   | 2  | 1.00           |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
|                |           |            |       | # 1/2 BATHS   | 0  | 1.00           |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
|                |           |            |       | TOT FIXTURES  | 6  | \$4,162        |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |
|                |           |            |       | # UNITS   | 1  | 1.00           |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |       |           |  |