

Key: 7813

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.479

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DINOCCO DANIEL & ELISE K 31 PITMAN AVE WAKEFIELD, MA 01880				73-1-6-0				17 KENILWORTH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DINOCCO DANIEL & ELISE K				05/24/2000	QS	163,000	(97432)				
COLEMAN MARGARET M				01/01/1946	XX		9786-0				

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	%
19-280	04/24/2019	3	ALTERATIONS	3,000	06/25/2019	JD	100	99
19-280	04/24/2019	3	ALTERATIONS	3,000	08/13/2020	JD	100	100

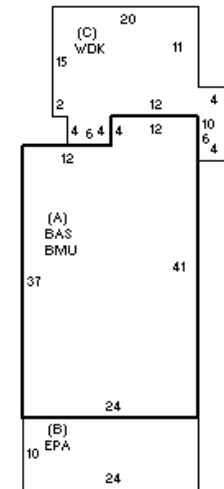
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,600	HUM 1.00	100	1.00	100	1.00	550,000	9.48	100	1.00	R08 1.25	431,050

TOTAL	3,615 SF	ZONING	FRNT	41	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	431,100	391,900		
Inf1	FACTOR 100		BUILDING	187,400	166,700		
Inf2	PHY 100		DETACHED	1,300	1,200		
			OTHER	0	0		
TOTAL			TOTAL	619,800	559,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 12		96	14.95	1,300



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/25/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/25/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	8/13/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	292,847		
NET AREA	936	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		48.08	45,001				
\$NLA(RCN)	\$313	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	936	1955	215.42	201,631				
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	240		90.20	21,648				
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	364		38.40	13,978				
				FLOOR COVER	14	COMB	1.00	F11	O	FPL 1S 1OP	1			7,281.00	7,281				
				INT FINISH	1	PLASTER	1.00	ODS	O	OUT DOOR SHOWER	1			1,186.00	1,186				
				HEATING/COOLING	11	HW/COOL AIR	1.04												
				FUEL SOURCE	2	GAS	1.00												
																		TOTAL RCN	292,847
																		CONDITION ELEM	CD
																		EXTERIOR	A
																		INTERIOR	A
																		KITCHEN	A
																		BATHS	A
																		HEAT	A
																		ELECT	A
																		EFF.YR/AGE	1968 / 54
																		COND	36 36 %
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$187,400