

Key: 7833

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.495

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
FAIOLA SONJA B & MICHAEL V TRS 16 BRYANT ROAD LEXINGTON, MA 02420		73-2-7-0	21 JULIAN ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
FAIOLA SONJA B & MICHAEL		11/13/2019	F	100 (129449)		
FAIOLA SONJA B		12/18/2007	A	269,754 (111426)		
KANGAS WINIFRED G		06/14/2004	F	1 (105498)		

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	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,600	HUM 1.00	100	1.00	550,000	9.48	100	1.00	R08	1.25	431,050

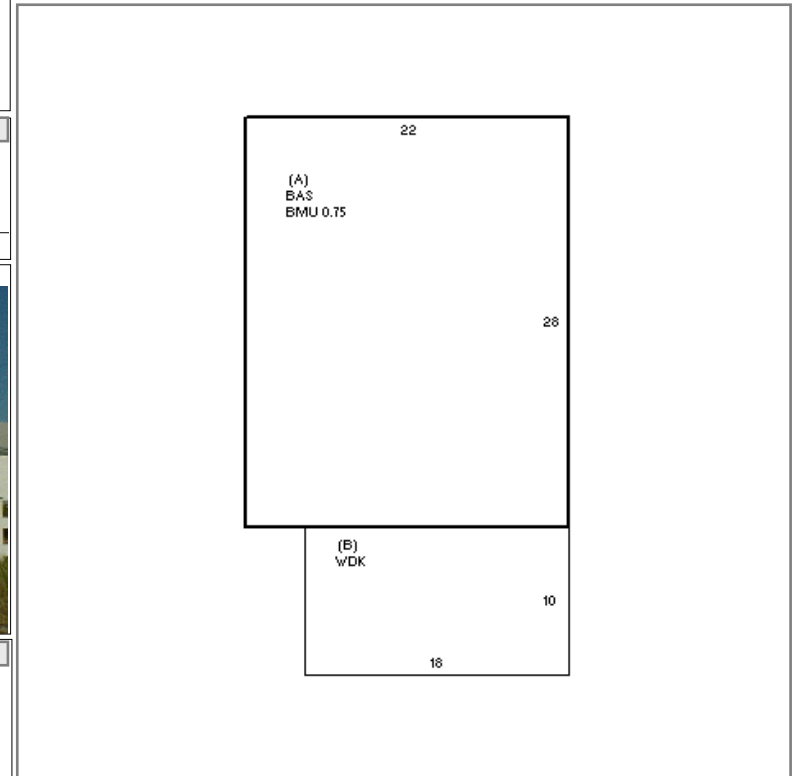
TOTAL	3,615 SF	ZONING		FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	431,100	391,900
Inf1	FACTOR 100		BUILDING	113,400	107,100			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	544,500	499,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/16/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/16/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/3/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
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YEAR BLT	1950 <th>SIZE ADJ</th> <td>1.000 </td>	SIZE ADJ	1.000
NET AREA	616 <th>DETAIL ADJ</th> <td>0.722 </td>	DETAIL ADJ	0.722
\$NLA(RCN)	\$267 <th>OVERALL</th> <td>1.000 </td>	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.85
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	462		62.85	29,039
A	BAS	L	BASE AREA	616	1950	205.62	126,661
B	WDK	N	WOOD DECK	180		38.40	6,912

TOTAL RCN	164,345
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	\$113,400