

Key: 7861

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.523

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
CROSA VIRGINIA C & REICHEL KELLEY R 12 ROBIN TERRACE PEMBROKE, MA 02359				73-4-12-0				57 OCEAN DR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				CROSA VIRGINIA C & SHIFF PAUL				11/12/2020	QS	1,050,000	(131080)	
				PREDARIS JON P & MARY E				08/28/2011	QS	685,000	(116446)	
								09/18/2006	F	1	(109623)	

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	%
98-586		7	OTHERS		05/25/2021	JD	100	100
98-586	11/17/1998	7	OTHERS		09/09/2009		100	100
		4	DEMO				100	100
	11/17/1998	1	NEW CONST				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,243	HUM	1.00	100	1.00	100	1.00	594,000	8.10	100	1.00	468,580

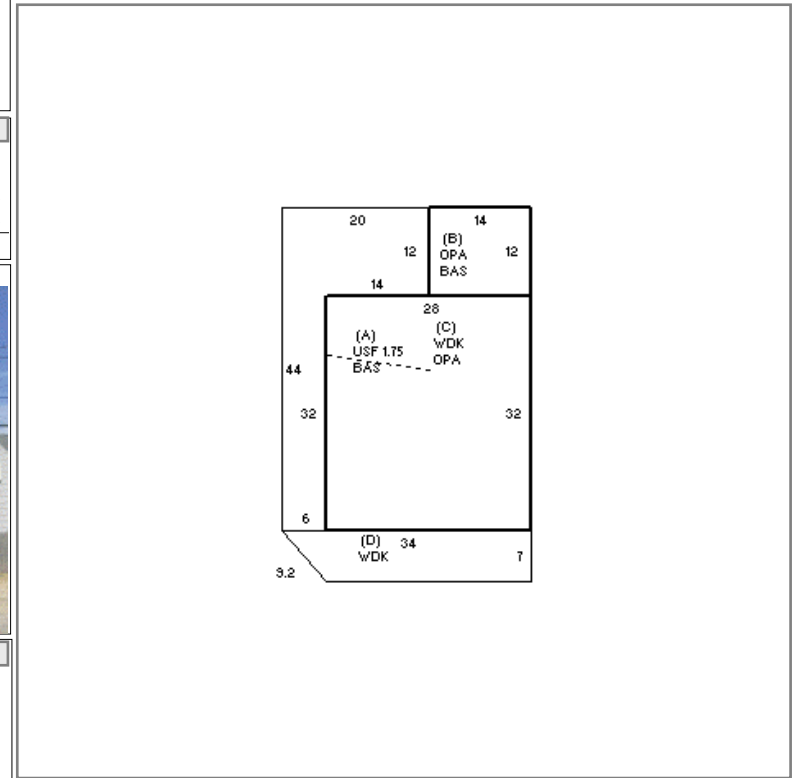
TOTAL	4,225 SF		ZONING	FRNT	53	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK		NOTE			LAND	468,600	426,000
Inf1	FACTOR 100			BUILDING	703,200	613,600		
Inf2	PHY 100			DETACHED	900	800		
				OTHER	0	0		
				TOTAL	1,172,700	1,040,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 12X8		96	14.95	900



BUILDING	CD	ADJ	DESC	MEASURE	5/25/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/25/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/5/2020	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		



YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	781,367		
NET AREA	2,632	DETAIL ADJ	1.019	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,064	1999	274.86	292,456	CONDITION ELEM	CD		
\$NLA(RCN)	\$297	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,568	1999	249.96	391,937	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	600		72.10	43,260	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	649		53.76	34,891	KITCHEN	G		
				FLOOR COVER	13	COMB	1.00		GEN	O	GENERATOR	1		0.00		BATHS	G		
				INT FINISH	2	DRYWALL	1.00		GEN	O	GENERATOR	1		0.00		HEAT	U		
				HEATING/COOLING	11	HW/COOL AIR	1.04		GFP	O	GAS FIREPLACE	1		7,778.40	7,778	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		1,913.80	1,914				
																		EFF.YR/AGE	2012 / 10
																		COND	10 10 %
																		FUNC	0
																		ECON	0
																		DEPR	10 % GD 90
																		RCNLD	\$703,200