

Key: 8

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID				LOCATION			
MIRAGLIA JOHN S & BARBARA TRS 275 OLD OAKEN BUCKET RD SCITUATE, MA 02066						41-1-3-B				275 OLD OAKEN BUCKET RD			
TRANSFER HISTORY						DOS	T	SALE PRICE		BK-PG (Cert)			
MIRAGLIA JOHN S & BARBARA						02/02/2002	F	21490-123					
MIRAGLIA JOHN & BARBARA						01/01/1976	XX	4047-100					
MIRAGLIA JACK						01/01/1975	XX	4039-506					

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	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.782	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	13,160

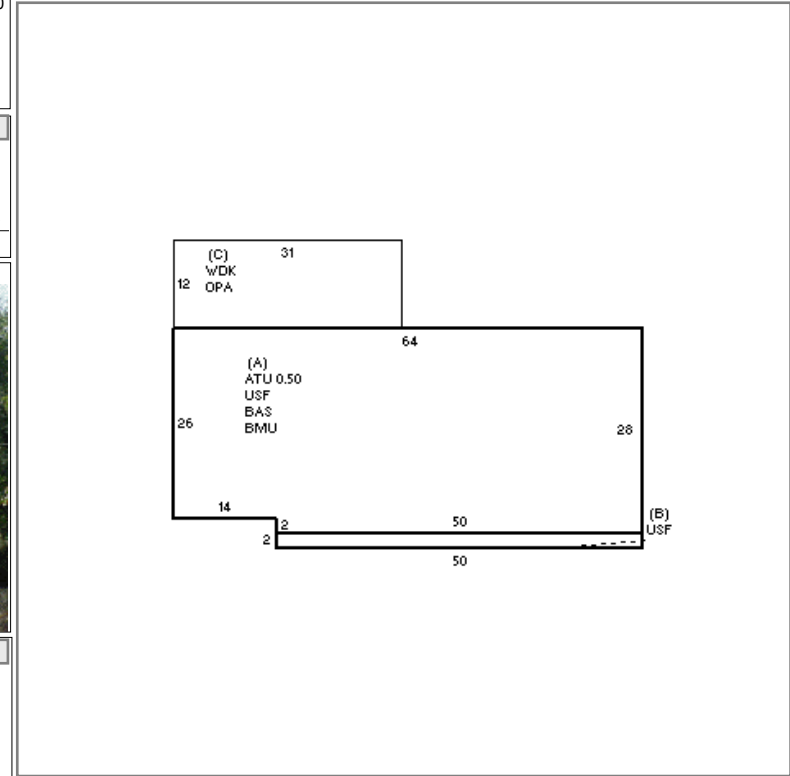
TOTAL	1.700 Acres		ZONING	FRNT	95	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	356,600	324,800
Inf1	FACTOR 100			BUILDING	672,200	630,400		
Inf2	PHY 100			DETACHED	14,400	13,600		
				OTHER	0	0		
						TOTAL	1,043,200	968,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		700	1.10	800
IPG	A	1.00	50 0.50 GUNITE/STEEL	1986	800	33.98	13,600



BLDG COMMENTS

OTHER FIX=SHOWER
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	7/1/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/1/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/3/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	896,326																												
NET AREA	3,628	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,764		45.43	80,138	CONDITION ELEM	CD																												
\$NLA(RCN)	\$247	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,764	1975	207.43	365,900																														
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	882		40.70	35,897																														
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,864	1975	188.63	351,610																														
				FLOOR COVER	99	N/A	1.00	C	OPA	N	OPEN PORCH	372		56.65	21,074																														
				INT FINISH	99	N/A	1.00	C	WDK	N	WOOD DECK	372		42.24	15,714																														
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	2		2,740.10	5,480																														
				FUEL SOURCE	99	N/A	1.00		F22	O	FPL 2S 2OP	1		12,435.50	12,436																														
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