

Key: 8021

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.700

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
AUCIELLO JOAN TR SHEPARD WAY REALTY TRUST 137 WHITE ST BELMONT, MA 02478				53-5-37-F				7 NEW DRIFTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AUCIELLO JOAN TR				06/24/2005	B	1,000,000	30782-90				
FROIO RALPH J ETAL				05/27/1994	B	73,751	12909-120				
TRUSTEES SCITUATE MEDICAL				12/31/1982	XX		5272-196				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3420	100	MED OFFICE				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	54,450	C05 1.00	100	1.00	100	1.00	401,900	1.00	100	1.00	502,380

TOTAL	1.250 Acres	ZONING	C/W F1	FRNT	225	ASSESSED	CURRENT	PREVIOUS
Ngh	5	NOTE		LAND		502,400	480,800	
Inf1	FACTOR 100			BUILDING		873,800	832,800	
Inf2	PHY 100			DETACHED		42,400	39,900	
				OTHER		0	0	
				TOTAL		1,418,600	1,353,500	

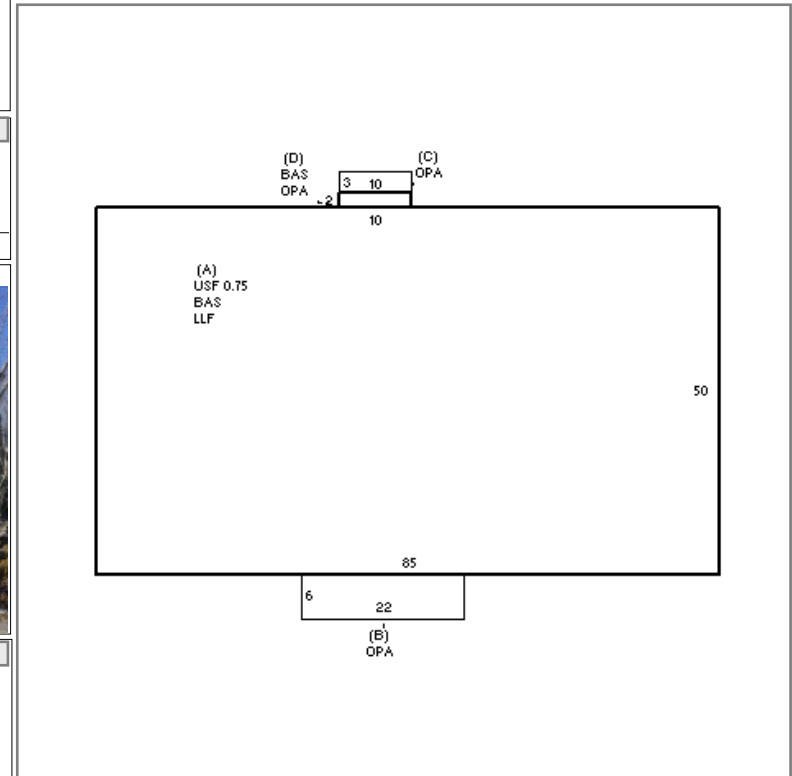
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		23,500	3.40	40,000
SHF	G	1.20	30 0.70	12X14	168	15.30	1,800
SW2	A	1.00	30 0.70		24	36.40	600



BLDG COMMENTS

VACANT

BUILDING	CD	ADJ	DESC	MEASURE	3/16/2022	JD
MODEL	5		CIM-5	LIST	3/16/2022	JD
STYLE	25	1.14	MEDICAL OFC [100%]	REVIEW	3/22/2011	DF
QUALITY	G	1.10	GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			



YEAR BLT	1967	SIZE ADJ	1.000
NET AREA	11,708	DETAIL ADJ	1.204
\$NLA(RCN)	\$174	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
% HEATED		100	1.00
% AIR COND		100	1.03
% SPRINKLER		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND. WALL	1.00
EXT. COVER	12	BRICK VENEER	1.05
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	WW CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	8	HEAT PUMP	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOW-LEV FIN.	4,250	1967	154.78	657,796
+	BAS	L	BASE AREA	4,270	1967	183.52	783,629
A	USF	L	UP-STRY FIN	3,188	1967	183.52	585,061
+	OPA	N	OPEN PORCH	182		30.80	5,606

TOTAL RCN	2,032,092
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	P
CDN/APP	F
EFF.YR/AGE	1956 / 66
COND	57 57 %
FUNC	0
ECON	0
DEPR	57 % GD 43
RCNLD	\$873,800