

Key: 8293

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.907

LEGAL

LAND

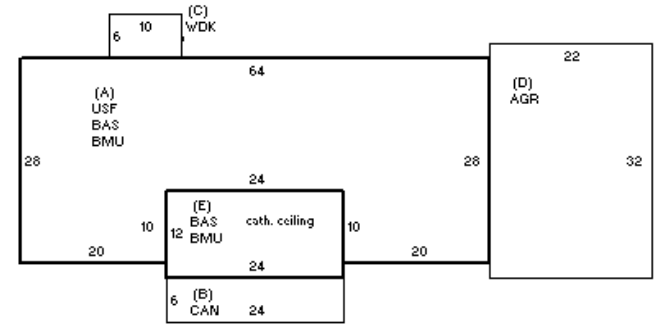
CURRENT OWNER				PARCEL ID				LOCATION				
FRASU DENNIS M & CARA A 153 GROVE ST SCITUATE, MA 02066				36-2-3-E				153 GROVE ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FRASU DENNIS M & CARA A				02/08/2013	O	430,000	42661-21					
GADBOIS MARK & PAULA J				11/05/2002	QS	1	23321-317					
GADBOIS MARK & HANSON PAU				05/19/1987	QS	120,000	7710-37					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	336,600	1.00	90	0.90	R03	0.85	309,090
300	A	0.009	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	150

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	%
22-1320	12/21/2022	3	ALTERATIONS	50,000	05/18/2023	NC	100	100
02-614	10/21/2002	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

TOTAL	40,380 SF	ZONING	FRNT	169	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	INFL. 3 = SEPTIC EASEMENT ON LOT FOR # 141 GROVE ST		LAND	309,200	281,100
Infl1	FACTOR 100		BUILDING	715,700	638,000		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,024,900	919,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 QUALITY CHANGE FROM VG TO GD PER FIELD REVIEW.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/20/2009	DR
MODEL	1		RESIDENTIAL	LIST	5/20/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/27/2023	MR
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,392	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	8		1.00	FLOOR COVER	13	COMB	1.00
BEDROOMS	4		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04
# 1/2 BATHS	1		1.00	FUEL SOURCE	1	OIL	1.00
TOT FIXTURES	12	\$11,981					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	917,566
+	BMU	N	BSMT UNFINISHED	1,840		49.21	90,540	CONDITION ELEM CD	
+	BAS	L	BASE AREA	1,840	1987	232.56	427,913	EXTERIOR	A
A	USF	L	UPPER STORY FIN	1,552	1987	211.49	328,232	INTERIOR	A
B	CAN	N	CANOPY	144		20.40	2,938	KITCHEN	V
C	WDK	N	WOOD DECK	60		46.08	2,765	BATHS	A
D	AGR	N	ATT GARAGE	704		49.11	34,573	HEAT	A
	F11	O	FPL 1S 1OP	1		8,737.20	8,737	ELECT	A
	F21	O	FPL 2S 1OP	1		9,886.80	9,887		
								EFF.YR/AGE	1997 / 25
								COND	22 22 %
								FUNC	0
								ECON	0
								DEPR	22 % GD 78
								RCNLD	\$715,700