

Key: 833

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 766

LEG  
AL

CURRENT OWNER				PARCEL ID				LOCATION				
ALEXANDER THOMAS H JR & CAPOBIANCO LISA A				32-9-16-0				31 ACORN ST				
31 ACORN ST SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				ALEXANDER THOMAS H JR & LINCOLN, BRETT R & MICHEL				10/30/2019	QS	575,000	51872-304	
				LACKSTROM CARL & MARIA				09/15/2009	QS	440,000	37716-88	
								10/24/2007	QS	430,000	35216-269	

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 %
89-454	08/21/1989	3	ALTERATIONS				100 100

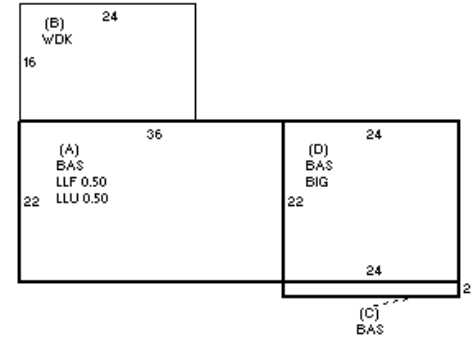
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,019	SC 1.00	100	1.00	396,000	1.87	100	1.00	R04	0.90	340,000

DE  
TAC  
HE  
D

TOTAL	20,019 SF	ZONING	FRNT	162	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,000	326,300
Inf1	FACTOR 100		LAND	346,100	308,000		
Inf2	PHY 100		BUILDING	0	0		
			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	686,100	634,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



B  
U  
I  
L  
D  
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N  
G

BUILDING	CD	ADJ	DESC	MEASURE	7/27/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/27/2010	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/9/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
MLS	

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	455,368		
NET AREA	1,764	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	396		66.02	26,145	CONDITION ELEM	CD		
\$NLA(RCN)	\$258	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	396	1961	156.86	62,115	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	384		42.24	16,221	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,368	1961	227.41	311,097	KITCHEN	G		
				FLOOR COVER	12	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	528		49.79	26,291	BATHS	G		
				INT FINISH	1	PLASTER	1.00	F11	O	O	FPL 1S 10P	1		8,009.10	8,009	HEAT	U		
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	A		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1991 / 31
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$346,100