

Key: 836

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 769

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MONACO MICHAEL J & ELIZABETH L				32-9-13-0				53 ACORN ST			
S/O LOMBARDI TRISTAN &				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
53 ACORN ST				LOMBARDI TRISTAN &				03/16/2023	QS	750,000	57746-268
SCITUATE, MA 02066				MONACO MICHAEL J & ELIZAB				03/09/1999	QS	232,000	17226-64
				JOHNSTON WILLIAM & KATHLE				06/03/1996	XX	14407-254	

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	%
		7	OTHERS		01/18/2023	JD	100	100
		2	ADDITIONS				100	100

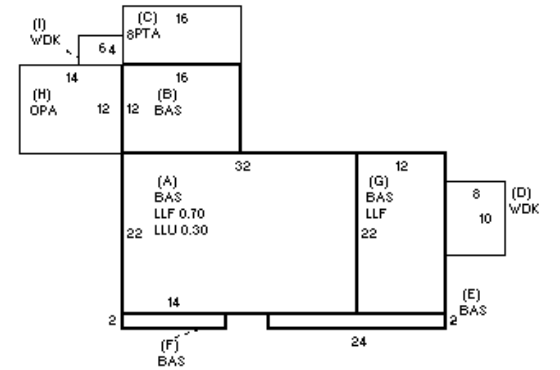
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,167	SC 1.00	100	1.00	396,000	1.86	100	1.00	R04	0.90	340,180

TOTAL	20,168 SF	ZONING		FRNT	82	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	340,200	326,400		
Infl1	FACTOR 100		BUILDING	326,400	269,600			
Infl2	PHY 100		DETACHED	400	400			
			OTHER	0	0			
				TOTAL	667,000	596,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		400	1.10	400



BUILDING

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	1/18/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
MLS

BUILDING

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	429,484				
NET AREA	1,993	DETAIL ADJ	1.009	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	211		63.85	13,473	CONDITION ELEM	CD				
\$NLA(RCN)	\$216	OVERALL	1.000	EXT COVER	10	VERT BOARD	0.98	+	BAS	L	BASE AREA	1,236	1965	219.93	271,832	EXTERIOR	A				
				ROOF SHAPE			1.00	C	PTA	N	PATIO	128		16.39	2,098	INTERIOR	G				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	104		42.24	4,393	KITCHEN	G				
				FLOOR COVER	24	COMB	1.00	+	LLF	L	LOWER LEVEL FIN	757	1965	151.70	114,835	BATHS	G				
				INT FINISH	2	DRYWALL	1.00	H	OPA	N	OPEN PORCH	168		56.65	9,517	HEAT	A				
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F11	O	O	FPL 1S 1OP	1		8,009.10	8,009	ELECT	U				
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	1991 / 31		
																		COND	25 25%		
																		FUNC	0		
																		ECON	0		
																		DEPR	24	% GD	76
																		RCNLD	\$326,400		