

Key: 8462

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.067

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
NELSON ROBERT J & MEREDITH				49-1-35-D				56 STATION ST				
56 STATION ST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				NELSON ROBERT J & MEREDITH				08/29/2003	QS	439,675	26359-152	
				DURKIN JOSEPH & CAROLYN				05/27/1994	QS	201,000	12908-242	
				SACCHITELLA MICHAEL J & M				09/13/1988	QS		8704-60	

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	%
18-100	02/26/2018	2	ADDITIONS	140,000	06/20/2018	JD	100	60
18-100	02/26/2018	2	ADDITIONS	140,000	08/20/2019	JD	100	100
91-326	07/11/1991	3	ALTERATIONS				100	100

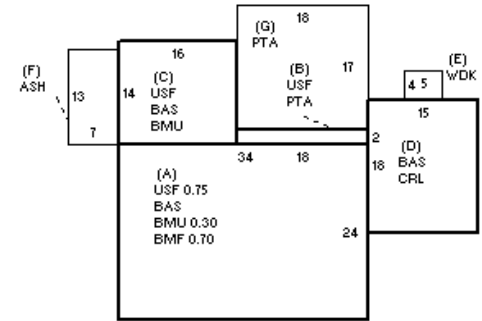
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,755	SC 1.00	100	1.00	396,000	3.07	100	1.00	R04	0.90	328,050

TOTAL	11,755 SF	ZONING	FRNT	212	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	328,100	314,800
Inf1	FACTOR 100		BUILDING	554,500	499,000		
Inf2	PHY 100		DETACHED	1,100	1,100		
			OTHER	0	0		
					TOTAL	883,700	814,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90 30 0.70	16X8	1992	128	12.30	1,100



BLDG COMMENTS
outside shower



BUILDING	CD	ADJ	DESC	MEASURE	8/20/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/20/2019	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/2/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,182	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	571		67.87	38,754
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,310	1987	249.62	327,001
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	872	1987	227.00	197,946
				ROOF COVER	1	ASPH SHINGLES	1.00	+	PTA	N	PATIO	342		16.39	5,606
				FLOOR COVER	13	COMB	1.00	+	BMU	N	BSMT UNFINISHED	469		48.35	22,675
				INT FINISH	2	DRYWALL	1.00	D	CRL	N	BSMT CRAWL	270		10.80	2,915
				HEATING/COOLING	11	HW/COOL AIR	1.04	E	WDK	N	WOOD DECK	20		42.24	845
				FUEL SOURCE	2	GAS	1.00	F	ASH	N	ATT SHED	91		24.59	2,237
									F21	O	FPL 2S 10P	1		9,062.90	9,063

TOTAL RCN	616,103
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$554,500