

Key: 859

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 792

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
INFUSINO NICHOLAS D & MAGGIE				26-5-54-0				12 ACORN ST				
12 ACORN ST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				INFUSINO NICHOLAS D & MAG				09/23/2021	QS	700,000	55711-15	
				HEALEY DEBORAH P TR				09/17/2020	F	100	53451-155	
				HEALY DEBORAH TR				06/02/2014	F	100	44376-251	

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	%
00-45	02/29/2000	3	ALTERATIONS				100	100
88-305	06/09/1988	3	ALTERATIONS				100	100

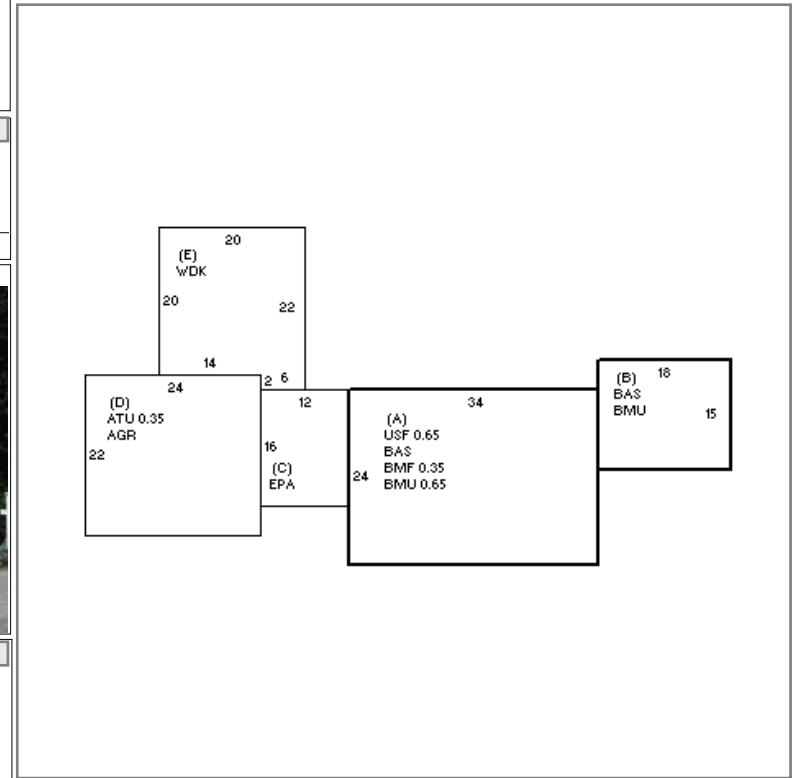
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,320	SC	1.00	100	1.00	100	1.00	R04	0.90		341,680

TOTAL	21,320 SF	ZONING	FRNT	171	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE IN M32...			LAND	341,700	327,900
Inf1	FACTOR 100		BUILDING	369,400	328,500		
Inf2	PHY 100		DETACHED	1,500	1,400		
			OTHER	0	0		
					<b>TOTAL</b>	<b>712,600</b>	<b>657,800</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X14	2000	168	12.75	1,500



BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	8/30/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/30/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/29/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,616	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	800		50.71	40,568
\$NLA(RCN)	\$336	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	286		71.18	20,359
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,086	1964	254.56	276,450
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	530	1964	231.49	122,692
				FLOOR COVER	24	COMB	1.00	C	EPA	N	ENCLOSED PORCH	192		99.22	19,050
				INT FINISH	1	PLASTER	1.00	D	AGR	N	ATT GARAGE	528		47.88	25,280
				HEATING/COOLING	1	FORCED AIR	1.00	D	ATU	N	ATTIC UNF	185		40.70	7,530
				FUEL SOURCE	1	OIL	1.00	E	WDK	N	WOOD DECK	412		42.24	17,403
									F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	543,234
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$369,400