

Key: 9512

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.146

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TROMBETTA CAROLANN 5 HAMILTON AV SCITUATE, MA 02066				28-1B-6-0				5 HAMILTON AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TROMBETTA CAROLANN				01/11/2019	A		50713-34				
TROMBETTA PATRICK H & CAR				06/29/1994	QS	167,000	12981-160				
NOROD SAMUEL G & CAROL T				01/01/1984	XX		5628-36				

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	%
94-497	10/11/1994	3	ALTERATIONS				100	100
94-363	08/03/1994	3	ALTERATIONS				100	100

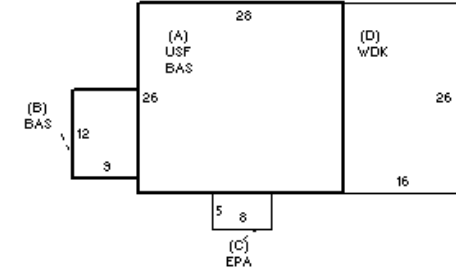
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,800	NS 1.00	100	1.00	748,000	7.20	100	1.00	WV4	1.70	593,070

TOTAL	4,792 SF	ZONING	FRNT	65	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	593,100	539,200
Infl1	FACTOR 100		BUILDING	148,800	139,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	741,900	679,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/07/2003

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/4/2011	PL
MODEL	1		RESIDENTIAL	LIST	5/4/2011	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/2/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1924	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,564	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	836	1924	254.22	212,532
\$NLA(RCN)	\$264	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	728	1924	231.19	168,306
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	40		90.20	3,608
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	416		38.40	15,974
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	413,459	CONDITION ELEM	CD
		EXTERIOR	
		INTERIOR	
		KITCHEN	
		BATHS	
		HEAT	
		ELECT	
EFF.YR/AGE		1952 / 70	
COND	64	64 %	
FUNC	0		
ECON	0		
DEPR	64	% GD	36
RCNLD	\$148,800		