

Key: 9619

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.242

LEGAL

LAND

DETACHED

BUILDING

G

CURRENT OWNER				PARCEL ID				LOCATION			
WOOD CHARLES B JR AND DAYLE S/O BERARDI DOUGLAS K & EMMA B 123 COUNTRY WAY SCITUATE, MA 02066				48-1-21-0				123 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BERARDI DOUGLAS K & EMMA				09/01/2023	QS	1,400,000	58244-173				
WOOD CHARLES B JR AND DAY				08/23/1996	D	371,766	14604-4				
SCANZILLO JOSEPH G & JO A				06/09/1993	QS	40,000	11930-46				

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 %
08-603	12/01/2008	3	OTHERS	11,000	05/31/2023	JD	100 100
08-603	12/01/2008	3	ALTERATIONS	11,000	08/06/2009	SJ	100 100
99-248	05/24/1999	3	ALTERATIONS		09/07/2010	SJ	100 100

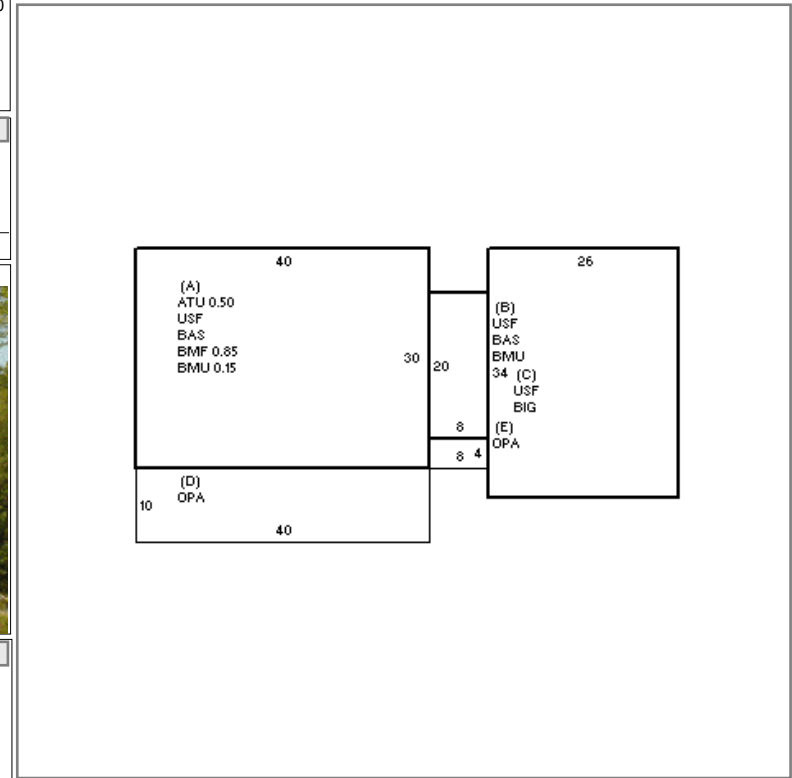
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R02	0.90	363,640
300	A	1,722	SC 1.00	100	1.00	17,820	1.00	100	1.00	R02	0.90	30,690

TOTAL	2.640 Acres		ZONING	FRNT	85	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE		N O T E			LAND	394,300	380,000
Infl1	FACTOR 100			BUILDING	787,600	561,900		
Infl2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
					TOTAL	1,181,900	941,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	8/6/2009	SJ
MODEL	1		RESIDENTIAL	LIST	8/6/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/6/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	905.324
NET AREA	3,604	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	340		47.93	16,297	CONDITION ELEM	CD
\$NLA(RCN)	\$251	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	1,020		67.29	68,631	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,360	1996	209.70	285,189	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	2,244	1996	190.70	427,926	KITCHEN	V
				FLOOR COVER	13	COMB	1.00	A	ATU	N	ATTIC UNF	600		40.70	24,420	BATHS	G
				INT FINISH	2	DRYWALL	1.00	C	BIG	N	BUILT-IN GARAGE	884		44.52	39,355	HEAT	A
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	OPA	N	OPEN PORCH	432		56.65	24,473	ELECT	A
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063		
CAPACITY		UNITS	ADJ														
STORIES		2.5	1.00														
ROOMS		8	1.00														
BEDROOMS		4	1.00														
BATHROOMS		3	1.00														
# 1/2 BATHS		1	1.00														
TOT FIXTURES		11	\$9,970														
# UNITS		1	1.00														
EFF.YR/AGE		2009 / 13															
COND		13	13 %														
FUNC		0															
ECON		0															
DEPR		13	% GD 87														
RCNLD		\$787,600															