

Key: 965

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 899

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GHERASIM DANIEL L S/O PERFETUO CHARLES 497 COUNTRY WAY SCITUATE, MA 02066				32-7-19-0				497 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PERFETUO CHARLES				07/07/2023	QS	590,000	58079-35				
GHERASIM DANIEL L				08/28/1997	O		15433-339				
GHERASIM DANIEL & EMERY D				07/09/1990	QS	215,000	9843-82				

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	%
23-0634	07/21/2023	3	ALTERATIONS	100,000				0
	07/12/2023	7	OTHERS		07/12/2023	JD	50	50
89-223	05/11/1989	1	NEW CONST				100	100

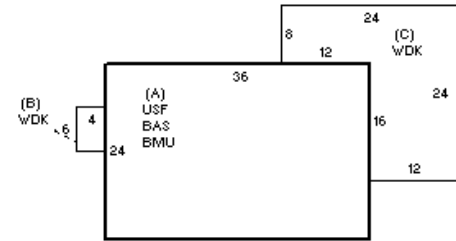
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	21,780	SC 1.00	100	1.00	100	1.00	396,000	1.73	100	1.00	R02 0.90	342,260

TOTAL	21,780 SF	ZONING		FRNT	41	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	342,300	328,400		
Inf1	FACTOR 100		BUILDING	244,600	338,700			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	586,900	667,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/27/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/12/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

G

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	461,541		
NET AREA	1,728	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		54.18	46,814	CONDITION ELEM	CD		
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	864	1989	232.73	201,081	EXTERIOR	F		
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	864	1989	211.65	182,862	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	408		42.24	17,234	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1980 / 42
																		COND	27 27 %
																		FUNC	20 water damage
																		ECON	0
																		DEPR	47 % GD 53
																		RCNLD	\$244,600