Key: **991**

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 944

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRASCA PETER A & CLAIRE M **38 ABERDEEN DRIVE** **SCITUATE, MA 02066**	**26-5-21-0**	**38 ABERDEEN DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRASCA PETER A & CLAIRE M	06/25/1984	QS	116,000	5681-93
MACDONALD GREGORY C AND B	06/17/1982	XX		5163-18
SERPA HERBERT J AND EVELY	01/01/1978	XX		4373-9

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

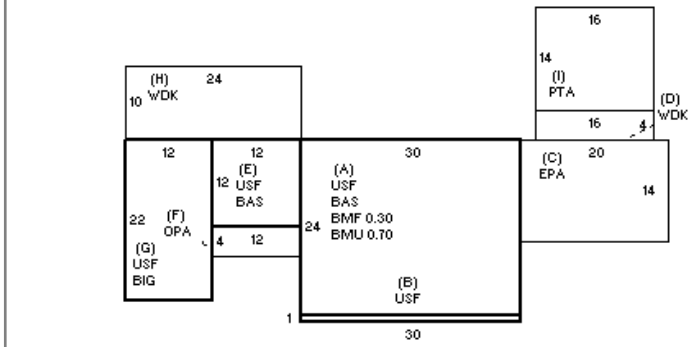
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14-52	11/13/2014	2	ADDITIONS	71,000	07/15/2015	SJ	100	100
99-419	08/11/1999	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,204	SC 1.00	100 1.00	100 1.00	396,000	1.85	100 1.00	R04 0.90			340,240

TOTAL	20,204 SF	ZONING		FRNT	274
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	340,200	326,500
BUILDING	384,600	356,100
DETACHED	0	0
OTHER	0	0
TOTAL	**724,800**	**682,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/07/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/15/2015	SJ
LIST	7/15/2015	EST
REVIEW	3/11/2011	KT

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	2,022	DETAIL ADJ	1.000
$NLA(RCN)	$247	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$6,400
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	504		52.37	26,396
A	BMF	N	BSMT FINISH-SEP	216		73.52	15,880
+	USF	L	UPPER STORY FIN	1,158	1965	182.88	211,777
C	EPA	N	ENCLOSED PORCH	280		90.20	25,256
+	WDK	N	WOOD DECK	304		38.40	11,674
+	BAS	L	BASE AREA	864	1965	201.10	173,753
F	OPA	N	OPEN PORCH	48		51.50	2,472
G	BIG	N	BUILT-IN GARAGE	264		53.94	14,239
I	PTA	N	PATIO	224		14.90	3,338
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	499,424
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1995 / 27	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$384,600