**Key: 1347**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,294

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| RICHTER BRUNO L & JANICE L TRS<br>P.O. BOX 126<br>COHASSET, MA 02025 | 3-1-2-0 | 162 BORDER ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| RICHTER BRUNO L & JANICE | 06/13/2019 | F | 1 | 51224-306 |
| RICHTER BRUNO L & JANICE | 01/12/2017 | QS | 727,000 | 47996-348 |
| CAMPBELL SUSAN | 10/29/2004 | QS | 812,000 | 29363-123 |

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

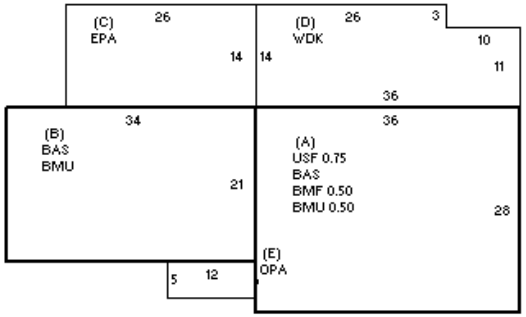
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 17-675 | 10/19/2017 | 3 | ALTERATIONS | 10,000 | 02/23/2018 | JD | 100 | 0 |
| 17-675 | 10/19/2017 | 3 | ALTERATIONS | 10,000 | 09/17/2019 | JD | 100 | 100 |
| 17-667 | 10/18/2017 | 2 | ADDITIONS | 5,000 | 02/23/2018 | JD | 100 | 100 |
| | | 2 | ADDITIONS | | 02/23/2004 | PJB | 100 | 100 |
| 01-438 | 08/16/2001 | 2 | ADDITIONS | 190,000 | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 32,100 | NS 1.00 | 100 1.00 | 100 1.00 | 572,000 | 1.22 | 100 1.00 | R06 1.30 | | | 512,350 |

| TOTAL | 32,100 SF | ZONING | | FRNT | 122 |
|---|---|---|---|---|---|
| Ngh | NO. SCITUATE | NOTE | . . . . | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 512,400 | 465,800 |
| BUILDING | 611,300 | 544,100 |
| DETACHED | 12,500 | 11,800 |
| OTHER | 0 | 0 |
| TOTAL | **1,136,200** | **1,021,700** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| GFU | A 1.00 | 50 0.50 | GRG/LOFT18X2 | | 450 | 52.74 | 11,900 |
| S/V | A 1.00 | SV 1.00 | SHED | | 500 | 1.10 | 600 |

PHOTO 09/17/2019

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 19 | 1.15 | ANTIQUE [100%] |
| QUALITY | G | 1.20 | GOOD [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 2/22/2018 | JD |
| LIST | 2/22/2018 | JD |
| REVIEW | 9/17/2019 | JD |

BLDG COMMENTS

FY12 QUALITY CHANGE FROM VGD TO GD, STYLE CHANGE FROM CAPE TO ANTIQUE PER FIELD REVIEW.

| | | | |
|---|---|---|---|
| YEAR BLT | 1832 | SIZE ADJ | 1.000 |
| NET AREA | 2,478 | DETAIL ADJ | 1.173 |
| $NLA(RCN) | $343 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 4 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 3 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 11 | $12,386 |
| # 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 | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,218 | | 49.81 | 60,672 |
| A | BMF | N | BSMT FINISH-SEP | 504 | | 69.93 | 35,243 |
| + | BAS | L | BASE AREA | 1,722 | 1832 | 273.58 | 471,101 |
| A | USF | L | UPPER STORY FIN | 756 | 1832 | 248.79 | 188,084 |
| C | EPA | N | ENCLOSED PORCH | 364 | | 108.24 | 39,400 |
| D | WDK | N | WOOD DECK | 474 | | 46.08 | 21,842 |
| E | OPA | N | OPEN PORCH | 60 | | 61.80 | 3,708 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,886.80 | 9,887 |
| | GFP | O | GAS FIREPLACE | 1 | | 6,667.20 | 6,667 |

| TOTAL RCN | 848,990 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | G |
| KITCHEN | V |
| BATHS | G |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1977 / 45 | | |
|---|---|---|---|
| COND | 28 | 28 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 28 | % GD | 72 |
| RCNLD | | | $611,300 |