

Key: 1378

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.326

LEGAL

LAND

DETACHED

BUILDING

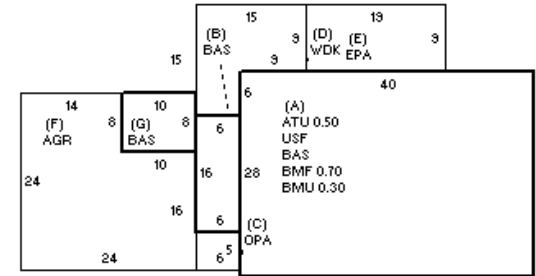
CURRENT OWNER				PARCEL ID				LOCATION			
BOARDMAN GERALD & PATRICIA J 43 PLEASANT STREET DEDHAM, MA 02026				6-1-9-H				22 BORDER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOARDMAN GERALD & PATRICI				05/14/2004	O	680,000	28208-96				
O'BRIEN MILLICENT C				08/22/2001	XX		20402-323				
O'BRIEN MILLICENT				01/01/1978	QS						

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	%
08-038	01/02/2008	3	ALTERATIONS	16,700	05/14/2008	SJ	100	100
06-456	08/01/2006	3	ALTERATIONS	45,400	05/14/2007	SJ	100	100
05-200	05/03/2005	3	ALTERATIONS	16,000	08/02/2005	SJ	100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	572,000	1.00	100	1.00	R06	1.30	525,250
300	A	0.087	NS 1.00	100	1.00	25,740	1.00	100	1.00	R06	1.30	2,240

TOTAL	1.005 Acres	ZONING	FRNT	161	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	527,500	479,700
Infl1	FACTOR 100		BUILDING	542,900	508,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,070,400	988,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/6/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/6/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/24/2022	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
OTHER FIX=SHOWER

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	2,416	DETAIL ADJ	1.020
\$NLA(RCN)	\$304	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	9	\$8,813	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	336		54.86	18,434
A	BMF	N	BSMT FINISH-SEP	784		77.02	60,383
A	USF	L	UPPER STORY FIN	1,120	1970	217.28	243,350
A	ATU	N	ATTIC UNF	560		44.40	24,864
+	BAS	L	BASE AREA	1,296	1970	238.93	309,648
C	OPA	N	OPEN PORCH	30		61.80	1,854
D	WDK	N	WOOD DECK	171		46.08	7,879
E	EPA	N	ENCLOSED PORCH	171		108.24	18,509
F	AGR	N	ATT GARAGE	496		53.03	26,300
	F22	O	FPL 2S 2OP	1		13,566.00	13,566

TOTAL RCN	733.601
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$542,900