

Key: 1488

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.435

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION				
FRADETTE MICHAEL PATRICK & TAYLOR				20-4-47-B				6 THREE RING RD				
6 THREE RING RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				FRADETTE MICHAEL PATRICK				01/31/2020	QS	719,000	52292-256	
				MURRAY FRANK JEROME &				07/28/2015	QS	614,000	45848-271	
				TIERNEY RICHARD J				02/26/1985	QS	45,800	5985-240	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
19-924	12/13/2019	3	ALTERATIONS	18,000			100
03-569	09/19/2003	3	ALTERATIONS	14,000	07/06/2004	SJ	100
93-318	06/08/1993	7	OTHERS				100

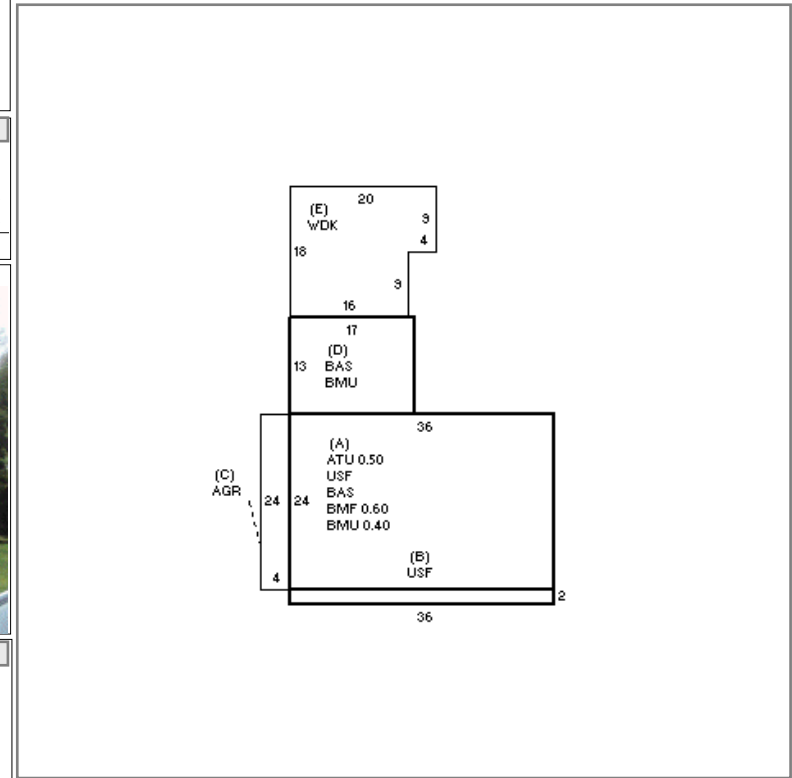
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,886	NS	1.00	100	1.00	100	1.00	R04	1.00		401,360

TOTAL	37,886 SF	ZONING	FRNT	71	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	401,400	364,900
Inf1	FACTOR 100		BUILDING	449,500	415,900		
Inf2	PHY 100		DETACHED	2,600	2,500		
			OTHER	0	0		
					TOTAL	853,500	783,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DDK	A	1.00	30 0.70 12X11		132	28.44	2,600



BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	5/11/2020	JD
MODEL	1		RESIDENTIAL	LIST	5/11/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/18/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,021	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	567		50.71	28,752
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	518		71.19	36,874
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,085	1976	230.06	249,618
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	432		40.70	17,582
				FLOOR COVER	24	COMB	1.00	+	USF	L	UPPER STORY FIN	936	1976	209.22	195,826
				INT FINISH	2	DRYWALL	1.00	C	AGR	N	ATT GARAGE	96		72.76	6,985
				HEATING/COOLING	11	HW/COOL AIR	1.04	E	WDK	N	WOOD DECK	324		42.24	13,686
				FUEL SOURCE	1	OIL	1.00		BMG	O	BSMT GARAGE	1		2,740.10	2,740
									F11	O	FPL 1S IOP	1		8,009.10	8,009
									ODS	O	OUT DOOR SHOWER	1		1,534.50	1,535

TOTAL RCN	568,929
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$449,500