

Key: 1782

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.710

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
NEWKIRK BRADLEY & NOONAN EMILY 11 SYLVESTER RD SCITUATE, MA 02066				30-4-5-0				11 SYLVESTER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
NEWKIRK BRADLEY & TALCOTT CARY H TR & HENDRICKSON ROBERT K &				05/19/2022	U	550,000	56826-30					
				05/19/2022	F	1	56826-26					
				02/11/1993	QS	215,000	11644-148					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.002	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	40

LAND

TOTAL	40,075 SF	ZONING	FRNT	190	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,100	367,400
Inf1	FACTOR 100				BUILDING	383,100	335,000
Inf2	PHY 100				DETACHED	0	0
					OTHER	0	0
					<b>TOTAL</b>	<b>787,200</b>	<b>702,400</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

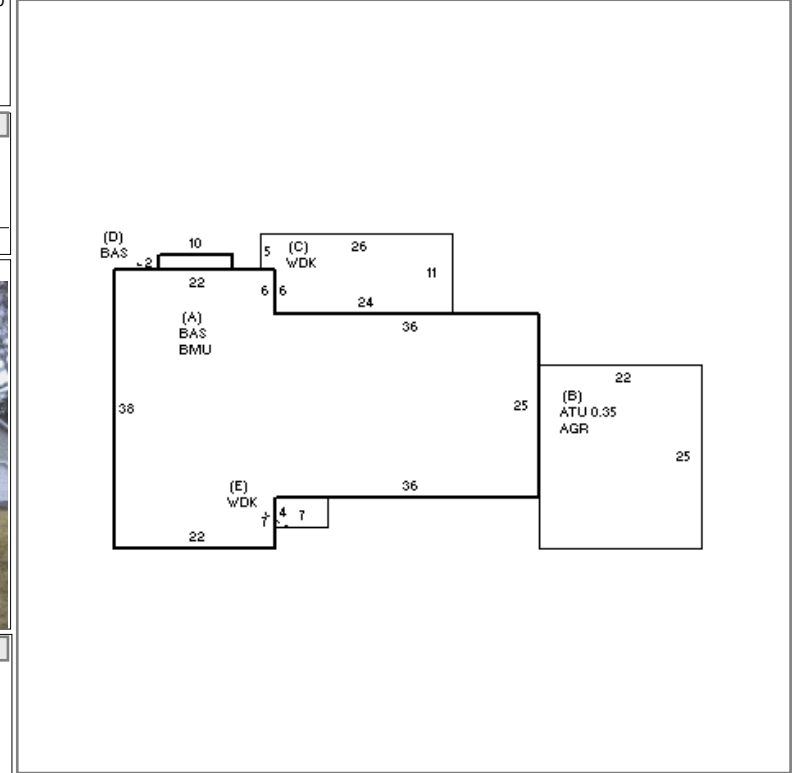


CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
04-323	05/24/2004	7	OTHERS ALTERATIONS	6,850	01/13/2023	JD	100
		3			07/26/2004	SJ	100

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/11/2023	JD
MODEL	1		RESIDENTIAL	LIST	1/11/2023	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/22/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
NOT IN MLS



G

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	491,212
NET AREA	1,756	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,736		45.57	79,108		
\$NLA(RCN)	\$280	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	AGR	N	ATT GARAGE	550		47.39	26,067		
				ROOF SHAPE	1	GABLE	1.00	B	ATU	N	ATTIC UNF	193		40.70	7,855		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	302		42.24	12,757		
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,756	1974	200.88	352,749		
				INT FINISH	2	DRYWALL	1.00	F11	O		FPL 1S 10P	1		8,009.10	8,009		
				HEATING/COOLING	11	HW/COOL AIR	1.04										
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		8	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		6	\$4,667														
# UNITS		1	1.00														
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	G
																BATHS	G
																HEAT	A
																ELECT	A
																EFF.YR/AGE	1997 / 25
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$383,100