

Key: 1922

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.846

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER                                     |  |  |  | PARCEL ID  |    |            |              | LOCATION  |  |  |  |
|---|--|--|--|------------|----|------------|--------------|-----------|--|--|--|
| MENARD TIMOTHY<br>6 JUDY RD<br>SCITUATE, MA 02066 |  |  |  | 31-2-8-0   |    |            |              | 6 JUDY RD |  |  |  |
| TRANSFER HISTORY                                  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |           |  |  |  |
| MENARD TIMOTHY                                    |  |  |  | 04/15/2016 | S  | 290,000    | 46808-152    |           |  |  |  |
| FEDERAL HOME LOAN MORTGAGE                        |  |  |  | 09/08/2015 | L  | 369,906    | 46016-145    |           |  |  |  |
| ROUTHIER ALLISON K & DAVI                         |  |  |  | 12/24/2007 | QS | 365,000    | 35433-269    |           |  |  |  |

| 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    | %   |
| 18-692 | 10/05/2018 | 3             | ALTERATIONS  | 1,000  | 07/16/2019 | JD | 100    | 100 |
| 07-111 | 03/20/2007 | 3             | ALTERATIONS  | 14,000 | 06/18/2007 | SJ | 100    | 100 |
| 06-523 | 08/30/2006 | 3             | ALTERATIONS  | 27,000 | 06/18/2007 | SJ | 100    | 100 |
| SS19   |            | 5             | SPLIT/SUB/LA |        |            |    | 100    | 100 |

|     |   |          |         |      |      |          |      |      |      |     |            |           |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
| 100 | S | 40,004   | SC 1.00 | 100  | 1.00 | 396,000  | 1.00 | 100  | 1.00 | R03 | 0.90       | 363,670   |

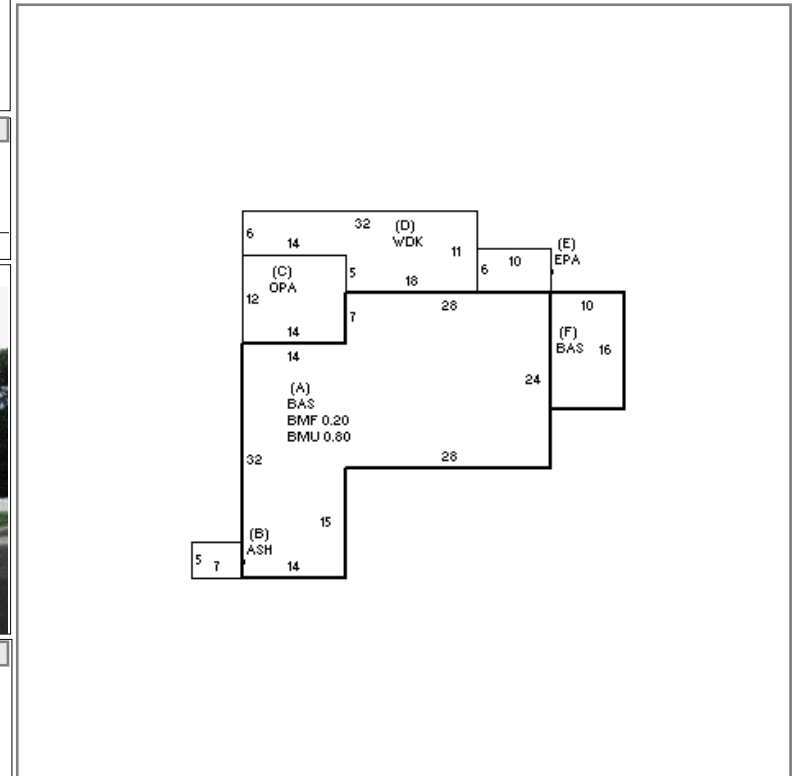
| TOTAL        | 40,004 SF  | ZONING | SCITUATE       | FRNT           | 211     | ASSESSED | 363,700 | CURRENT | 349,000 | PREVIOUS | 349,000 |
|--------------|------------|--------|----------------|----------------|---------|----------|---------|---------|---------|----------|---------|
| Ngh          | SCITUATE   | NOTE   | LAND           | 363,700        | 349,000 |          |         |         |         |          |         |
| Inf1         | FACTOR 100 |        | BUILDING       | 235,900        | 209,900 |          |         |         |         |          |         |
| Inf2         | PHY 100    |        | DETACHED       | 900            | 800     |          |         |         |         |          |         |
|              |            |        | OTHER          | 0              | 0       |          |         |         |         |          |         |
| <b>TOTAL</b> |            |        | <b>600,500</b> | <b>559,700</b> |         |          |         |         |         |          |         |

| TY  | QUAL | COND | DIM/NOTE | YB    | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|-------|-------|-----------|-------|
| SHF | G    | 1.20 | 10 0.90  | 6 X 8 | 48    | 20.44     | 900   |



BLDG COMMENTS

OTHER FIX=2 SINKS



| BUILDING | CD | ADJ  | DESC                | MEASURE | 7/16/2019 | JD  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 7/16/2019 | EST |
| STYLE    | 1  | 0.85 | RANCH [100%]        | REVIEW  | 3/24/2011 | KT  |
| QUALITY  | +  | 1.10 | AVG +/GOOD - [100%] |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

| YEAR BLT     | 1950  | SIZE ADJ   | 1.000 | ELEMENT         | CD         | DESCRIPTION    | ADJ   | S    | BAT | T          | DESCRIPTION     | UNITS    | YB       | ADJ PRICE | RCN     | TOTAL RCN      | 368,526    |   |
|--------------|-------|------------|-------|-----------------|------------|----------------|-------|------|-----|------------|-----------------|----------|----------|-----------|---------|----------------|------------|---|
| NET AREA     | 1,280 | DETAIL ADJ | 0.850 | FOUNDATION      | 4          | CONT BSMT WALL | 1.00  | A    | BMU | N          | BSMT UNFINISHED | 896      |          | 50.29     | 45,063  | CONDITION ELEM | CD         |   |
| \$NLA(RCN)   | \$288 | OVERALL    | 1.000 | EXT COVER       | 4          | VINYL          | 1.00  | A    | BMF | N          | BSMT FINISH-SEP | 224      |          | 70.60     | 15,815  | EXTERIOR       | A          |   |
| CAPACITY     |       |            | UNITS | ADJ             | ROOF SHAPE | 1              | GABLE | 1.00 | B   | ASH        | N               | ATT SHED | 35       |           | 24.58   | 860            | INTERIOR   | A |
| STORIES      | 7     | 1.00       | 1.00  | ROOF COVER      | 1          | ASPH SHINGLES  | 1.00  | C    | OPA | N          | OPEN PORCH      | 168      |          | 56.65     | 9,517   | KITCHEN        | A          |   |
| ROOMS        | 7     | 1.00       | 1.00  | FLOOR COVER     | 24         | COMB           | 1.00  | D    | WDK | N          | WOOD DECK       | 282      |          | 42.24     | 11,912  | BATHS          | A          |   |
| BEDROOMS     | 3     | 1.00       | 1.00  | INT FINISH      | 2          | DRYWALL        | 1.00  | E    | EPA | N          | ENCLOSED PORCH  | 60       |          | 99.22     | 5,953   | HEAT           | A          |   |
| BATHROOMS    | 1     | 1.00       | 1.00  | HEATING/COOLING | 1          | FORCED AIR     | 1.00  | +    | BAS | L          | BASE AREA       | 1,280    | 1950     | 207.94    | 266,162 | ELECT          | A          |   |
| # 1/2 BATHS  | 1     | 1.00       | 1.00  | FUEL SOURCE     | 1          | OIL            | 1.00  | F11  | O   | FPL 1S 1OP | 1               |          | 8,009.10 | 8,009     |         |                |            |   |
| TOT FIXTURES | 7     | \$5,236    |       |                 |            |                |       |      |     |            |                 |          |          |           |         |                |            |   |
| # UNITS      | 1     | 1.00       |       |                 |            |                |       |      |     |            |                 |          |          |           |         |                |            |   |
|              |       |            |       |                 |            |                |       |      |     |            |                 |          |          |           |         | EFF.YR/AGE     | 1968 / 54  |   |
|              |       |            |       |                 |            |                |       |      |     |            |                 |          |          |           |         | COND           | 36 36 %    |   |
|              |       |            |       |                 |            |                |       |      |     |            |                 |          |          |           |         | FUNC           | 0          |   |
|              |       |            |       |                 |            |                |       |      |     |            |                 |          |          |           |         | ECON           | 0          |   |
|              |       |            |       |                 |            |                |       |      |     |            |                 |          |          |           |         | DEPR           | 36 % GD 64 |   |
|              |       |            |       |                 |            |                |       |      |     |            |                 |          |          |           |         | RCNLD          | \$235,900  |   |