

Key: 2050

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.976

LEGALS

LAND

DETACHED

BUILDING

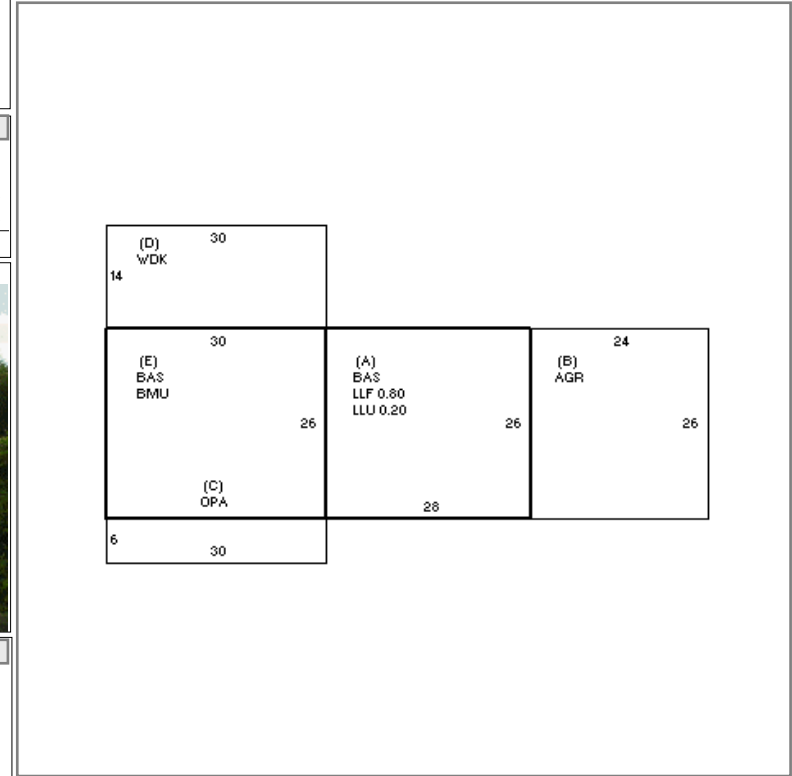
CURRENT OWNER				PARCEL ID				LOCATION			
JOHNSON PAUL D JR & PAULINE A TRS 28 GRIDLEY BRYANT RD SCITUATE, MA 02066				20-4-6-F				28 GRIDLEY BRYANT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JOHNSON PAUL D JR & JOHNSON PAUL D JR & PAULI				10/07/2022	F	1	57310-215				
BALLERINO THOMAS L & PATR				06/30/1997	QS	240,000	15284-228				
				07/18/1996	XX	100	14519-128				

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	%

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,168	NS 1.00	100	1.00	374,000	1.07	100	1.00	R03	0.85	340,400

TOTAL	37,168 SF	ZONING		FRNT	203	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE				LAND	340,400	327,700
Inf1	FACTOR 100					BUILDING	402,600	362,900
Inf2	PHY 100					DETACHED	9,200	8,400
						OTHER	0	0
						TOTAL	752,200	699,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		400	1.10	400
S/V	A	1.00	SV 1.00 VINYL STEEL		8,000	1.10	8,800



BUILDING	CD	ADJ	DESC	MEASURE	8/23/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/23/2010	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	3/23/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	536,846			
NET AREA	2,090	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	146		62.45	9,118	CONDITION ELEM	CD			
\$NLA(RCN)	\$257	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	582	1974	148.37	86,349	EXTERIOR				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,508	1974	215.10	324,369	INTERIOR				
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	624		46.08	28,756	KITCHEN				
				FLOOR COVER	99	N/A	1.00	C	OPA	N	OPEN PORCH	180		56.65	10,197	BATHS				
				INT FINISH	99	N/A	1.00	D	WDK	N	WOOD DECK	420		42.24	17,741	HEAT				
				HEATING/COOLING	5	ELECTRIC BB	0.99	E	BMU	N	BSMT UNFINISHED	780		56.04	43,707	ELECT				
				FUEL SOURCE	3	ELECTRIC	1.00	F12	O		FPL 1S 2OP	1		11,381.70	11,382					
																	EFF.YR/AGE	1990 / 32		
																	COND	25 25 %		
																	FUNC	0		
																	ECON	0		
																	DEPR	25	% GD	75
																	RCNLD	\$402,600		