

Key: 2314

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.225

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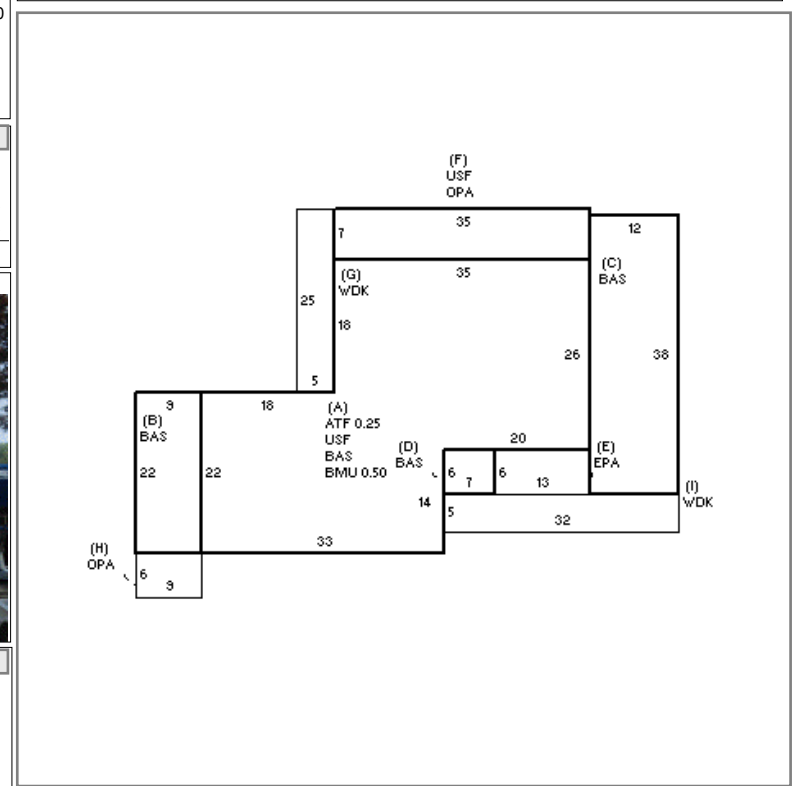
CURRENT OWNER				PARCEL ID				LOCATION			
HERRING RIVER MARINA LLC C/O LORUSSO 10 ROBERTS DRIVE SCITUATE, MA 02066				27-7-11-0				15 CHRISTOPHER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HERRING RIVER MARINA LLC				11/10/2020	H	580,000		53798-267			
DUNN WILLIAM J & BRIDGET				02/13/2004	QS	525,000		27548-76			
GAUDREAU PHYLLIS				12/22/1988	QS	8901-348					

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 %
22-1080	10/13/2022	7	OTHERS		07/17/2023	JD	65 65
	09/14/2022	3	ALTERATIONS	25,000	07/17/2023	JD	100 100
	04/08/2013	2	ADDITIONS	30,000	07/01/2013	SJ	100 100
	04/08/2013	2	ADDITIONS	30,000	07/10/2014	MR	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	616,000	1.00	100	1.00	R06		565,660
300	A	0.202	SC	1.00	100	27,720	1.00	100	1.00	R06		5,600

TOTAL	1.120 Acres	ZONING	FRNT	245	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	571,300	408,300
Inf1	FACTOR 100		BUILDING	623,500	483,400		
Inf2	PHY 100		DETACHED	800	2,800		
			OTHER	0	0		
					TOTAL	1,195,600	894,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	70 0.30 8X10		80	15.97	400
SHF	A	1.00	70 0.30 8X10		80	15.97	400



BUILDING	CD	ADJ	DESC	MEASURE	8/27/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/1/2013	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	1/19/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,133,629
NET AREA	4,352	DETAIL ADJ	1.248	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	758		56.59	42,896		
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,761	1900	226.59	399,017		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	379	1900	160.99	61,014		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	2,212	1900	249.16	551,145		
				FLOOR COVER	24	COMB	1.00	E	EPA	N	ENCLOSED PORCH	78		99.23	7,740		
				INT FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	299		56.65	16,939		
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	WDK	N	WOOD DECK	285		42.24	12,038		
				FUEL SOURCE	1	OIL	1.00		F33	O	FPL 3S 3OP	2		18,125.80	36,252		
																CONDITION ELEM	CD
																EXTERIOR	V
																INTERIOR	V
																KITCHEN	V
																BATHS	V
																HEAT	U
																ELECT	U
																EFF.YR/AGE	2012 / 10
																COND	10 10 %
																FUNC	35 uc
																ECON	0
																DEPR	45 % GD 55
																RCNLD	\$623,500

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