

Key: 2478

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.389

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KARNS EDWARD & ELIZABETH 25 BAYBERRY RD SCITUATE, MA 02066				5-1-4-0				25 BAYBERRY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KARNS EDWARD & ELIZABETH				07/14/2021	QS	2,525,000	(132335)				
ALLEN ROBERT W &				11/06/2019	QS	2,200,000	(129417)				
SHEERIN PAUL L & ALISON M				04/18/2018	F	100	(126662)				

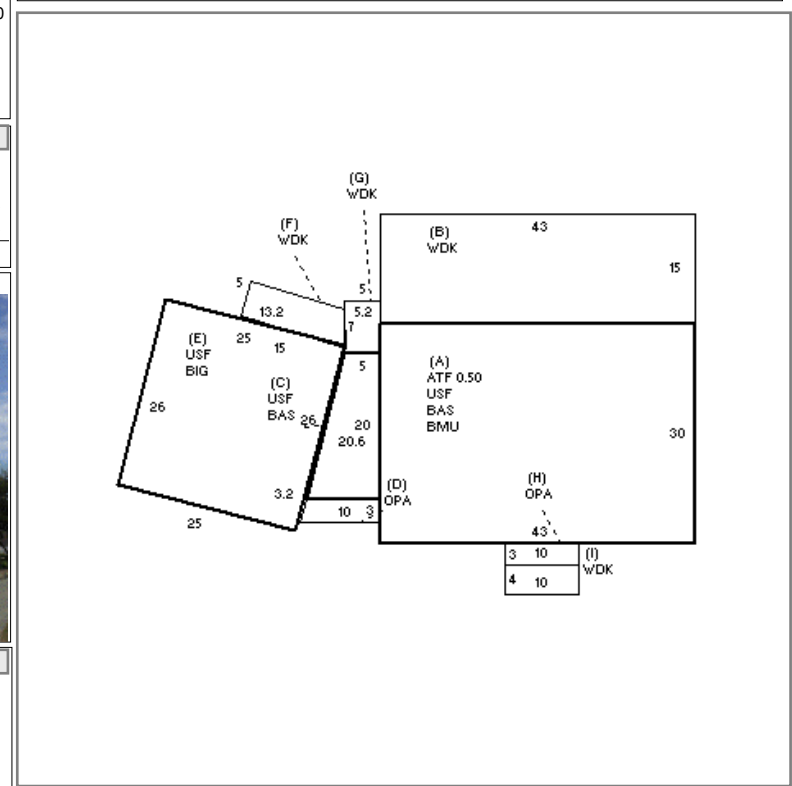
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-73		7	OTHERS		01/24/2020	JD	100	100
17-73		4	DEMO		05/24/2017	SJ	100	0
17-73	02/12/2017	1	NEW CONST	580,000	05/24/2017	SJ	100	10
SS-19-14	02/12/2017	1	NEW CONST	580,000	06/06/2018	JD	100	100
		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	40,000	MB 1.00	100	1.00	990,000	1.00	100	1.00	WV6	2.25	909,090
300	A	0.043	MB 1.00	100	1.00	44,550	1.00	100	1.00	WV6	2.25	1,920

TOTAL	41,883 SF	ZONING	FRNT	148	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E ...c/w 5-1-5			LAND	911,000	846,700
Inf1	FACTOR 100		BUILDING	1,918,800	1,629,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	2,829,800	2,476,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/13/2018



BUILDING	CD	ADJ	DESC	MEASURE	6/6/2018	JD
MODEL	1		RESIDENTIAL	LIST	6/6/2018	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	9/10/2020	JD
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

mls

YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,998,713
NET AREA	4,175	DETAIL ADJ	1.390	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,290		79.42	102,449	CONDITION ELEM	CD
\$NLA(RCN)	\$479	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	2,090	2018	414.40	866,102	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	645	2018	294.43	189,905	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	790		69.12	54,605	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	1,440	2018	455.69	656,197	BATHS	A
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	62		92.70	5,747	HEAT	A
				HEATING/COOLING	9	WARM/COOL AIR	1.03	E	BIG	N	BUILT-IN GARAGE	650		103.94	67,559	ELECT	A
				FUEL SOURCE	2	GAS	1.00		FPL	O	FIREPLACE	2		14,062.50	28,125		
									GEN	O	GENERATOR			0.00			
																EFF.YR/AGE	2018 / 4
																COND	4 4 %
																FUNC	0
																ECON	0
																DEPR	4 % GD 96
																RCNLD	\$1,918,800