

Key: 2483

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.394

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DELAHUNT STEVEN & KERRY 35 BAYBERRY RD SCITUATE, MA 02066				5-1-2-0				35 BAYBERRY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DELAHUNT STEVEN & KERRY				10/30/2020	QS	1,815,000	(131013)				
SNOW JOHN L & KIRSTEN				10/27/1999	QS	303,500	(96407)				
FRIEDLAND ANDREW & GAYLE				01/27/1989	XX		(C00078171)				

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	%
01-442	08/17/2001	7	OTHERS		06/01/2021	JD	100	100
		1	NEW CONST	225,000			100	100
		6	CYCL GROWTH				100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,400	MB 1.00	100	1.00	990,000	2.54	100	1.00	WV6	2.25	830,390

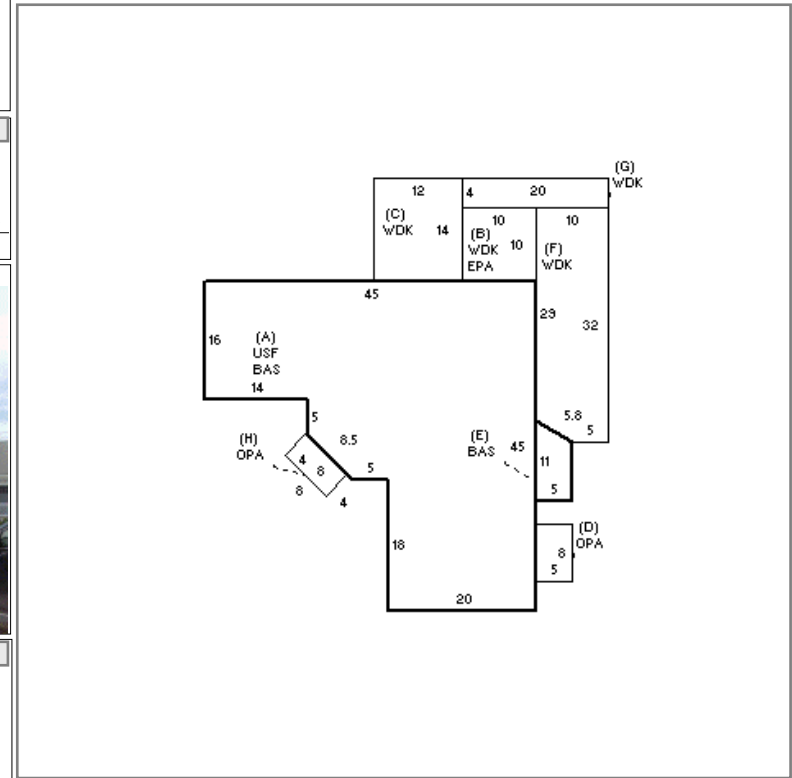
TOTAL	14,418 SF	ZONING		FRNT	140	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E  ... DGF/QTRS = DETACHED GARAGE 22X22 WITH ADDITIONAL FIN LIVING AREA 12X22	LAND	830,400	771,700			
Infl1	FACTOR 100		BUILDING	1,192,000	1,013,700			
Infl2	PHY 100		DETACHED	76,700	69,700			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>2,099,100</b>	<b>1,855,100</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	+	1.10	20 0.80	DGF/ QTRS 79	2002	79,200	1.21 76,700



BUILDING	CD	ADJ	DESC	MEASURE	6/2/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/2/2021	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	10/1/2020	JD
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	MLS
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YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,386,013
NET AREA	2,854	DETAIL ADJ	1.362	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,451	2002	466.67	677,135	CONDITION ELEM	CD
\$NLA(RCN)	\$486	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,403	2002	424.38	595,411	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	B	EPA	N	ENCLOSED PORCH	100	162.36	16,236	INTERIOR	G
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	661	69.12	45,688	KITCHEN	G		
ROOMS	7	1.00	FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	72	92.70	6,674	BATHS	G		
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00	GEN	O	GENERATOR	1	0.00			BATHS	G		
BATHROOMS	3	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	GFP	O	GAS FIREPLACE	2	10,001.70	20,003		BATHS	G		
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER	1	3,290.40	3,290		HEAT	A		
TOT FIXTURES	11	\$21,575												ELECT	A		
# UNITS	1	1.00															

EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$1,192,000