

Key: 2867

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.773

LEG
A
L

L
A
N
D

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|---------|------------|------|------------|--------------|-------------|------|-----|------------|-----------|
| BABINEAU DEREK M & HEATHER M 13 STONE AV SCITUATE, MA 02066 | | | | 22-10-13-0 | | | | 13 STONE AV | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| BABINEAU DEREK M & HEATHE | | | | 04/13/2004 | V | 100 | (105155) | | | | | |
| BABINEAU DEREK | | | | 04/01/1996 | G | 180,000 | (C89386) | | | | | |
| DUFRESNE ANN C | | | | 07/21/1994 | XX | | (C00086712) | | | | | |
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 12,780 | NS 1.00 | 100 | 1.00 | 748,000 | 2.84 | 100 | 1.00 | WV4 | 1.70 | 622,750 |

| 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 | % |
| 18-442 | 07/11/2019 | 3 | ALTERATIONS | 20,000 | 11/09/2021 | JD | 100 | 100 |
| 18-442 | 07/11/2018 | 3 | ALTERATIONS | 20,000 | 07/09/2019 | JD | 100 | 0 |
| 18-442 | 07/11/2018 | 3 | ALTERATIONS | 20,000 | 03/09/2020 | JD | 100 | 10 |
| 18-442 | 07/11/2018 | 3 | ALTERATIONS | 20,000 | 06/27/2021 | JD | 100 | 75 |
| 07-425 | 07/27/2007 | 3 | ALTERATIONS | 2,500 | 05/28/2008 | SJ | 100 | 100 |

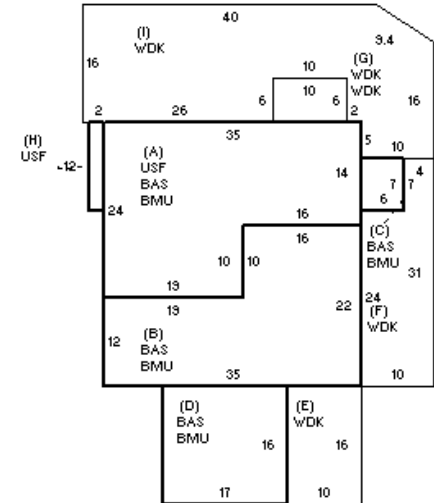
D
E
T
A
C
H
E
D

| TOTAL | 12,780 SF | ZONING | FRNT | 54 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|------------------|--------------|------------------|----------------|---------|----------|
| Ngh | NO. SCITUATE | N O T E | | | LAND | 622,800 | 566,100 |
| Inf1 | FACTOR 100 | | BUILDING | 465,400 | 413,900 | | |
| Inf2 | PHY 100 | | DETACHED | 7,200 | 6,900 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 1,095,400 | 986,900 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|-----------|-------|-----------|-------|
| SHF | + | 1.10 | 20 0.80 | 15 X 10 | 2007 | 150 | 14.41 |
| APR | A | 1.00 | 10 0.90 | 18' ROUND | | 300 | 20.20 |

PHOTO 07/09/2019

BLDG COMMENTS



B
U
I
L
D
I
N
G

| BUILDING | CD | ADJ | DESC | MEASURE | 7/9/2019 | JD |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/9/2019 | EST |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 11/9/2021 | JD |
| QUALITY | A | 1.00 | AVERAGE [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 | 628,901 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 2,278 | DETAIL ADJ | 1.133 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,574 | | 42.23 | 66,464 | | |
| \$NLA(RCN) | \$276 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | BAS | L | BASE AREA | 1,574 | 1950 | 223.31 | 351,493 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 1,286 | | 38.40 | 49,382 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | USF | L | UPPER STORY FIN | 704 | 1950 | 203.08 | 142,967 | | |
| | | | | FLOOR COVER | 24 | COMB | 1.00 | | BMG | O | BSMT GARAGE | 1 | | 2,491.00 | 2,491 | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | | ODS | O | OUT DOOR SHOWER | 1 | | 1,520.00 | 1,520 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | CONDITION ELEM | CD |
| | | | | | | | | | | | | | | | | EXTERIOR | A |
| | | | | | | | | | | | | | | | | INTERIOR | G |
| | | | | | | | | | | | | | | | | KITCHEN | G |
| | | | | | | | | | | | | | | | | BATHS | G |
| | | | | | | | | | | | | | | | | HEAT | A |
| | | | | | | | | | | | | | | | | ELECT | U |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1984 / 38 |
| | | | | | | | | | | | | | | | | COND | 26 26 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 26 % GD 74 |
| | | | | | | | | | | | | | | | | RCNLD | \$465,400 |