

Key: 3085

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.992

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WALDEN RICHARD A & JANET L 28 CHERRY LANE SCITUATE, MA 02066				8-7-29-0				28 CHERRY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WALDEN RICHARD A & JANET				05/27/1988	QS	8478-303					
DUFFEY MARY CARMEL ET AL				06/21/1982	XX	5164-158					
MANNING JAMES J AND VERON				01/01/1937	XX	1714-534					

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 %
88-345	06/01/1988	3	ALTERATIONS				100 100
		6	CYCL GROWTH				100 100

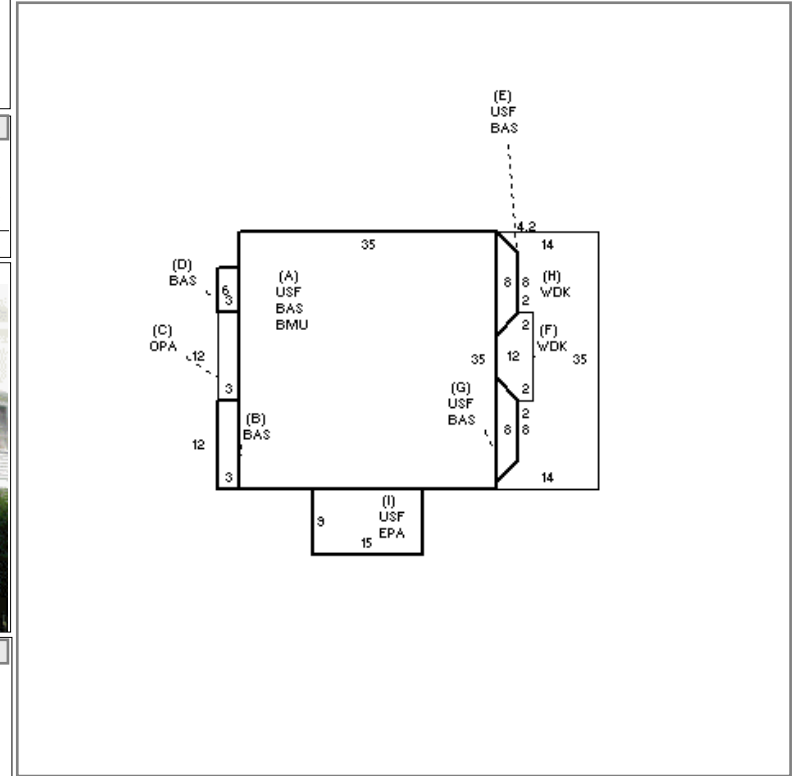
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,657	MB 1.00	100	1.00	1,100,000	5.26	100	1.00	R07	2.50	884,780

TOTAL	6,657 SF	ZONING	FRNT	84	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE	LAND	884,800	804,300		
Inf1	FACTOR 100		BUILDING	504,700	448,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL			TOTAL	1,389,500	1,252,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/17/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/17/2019	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/5/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	788,634		
NET AREA	2,771	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,225		49.13	60,190	CONDITION ELEM	CD		
\$NLA(RCN)	\$285	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,426	1920	234.10	333,828	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,345	1920	257.43	346,237	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	36		56.65	2,039	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	424		42.24	17,910	BATHS	A		
				INT FINISH	1	PLASTER	1.00	I	EPA	N	ENCLOSED PORCH	135		99.22	13,395	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	1		2,740.10	2,740	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063				
																		EFF.YR/AGE	1968 / 54
																		COND	36 36 %
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$504,700