

Key: 3099

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.006

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WIECHERT RALPH S & BARBARA A 10 CHERRY LN SCITUATE, MA 02066				8-7-32-0				10 CHERRY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WIECHERT RALPH S & BARBAR				03/16/2020	U	930,000		52478-308			
GOOD FREDERICK L TR				12/31/2014	F	1 45108-335					
GOOD FRANCIS J & IRENE R				01/01/1935	QS	1673-79					

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 %
12-372	07/09/2012	7	OTHERS		10/15/2020	JD	100 100
		3	ALTERATIONS	30,000	06/21/2013	SJ	100 100
		3	ALTERATIONS		05/22/2005	SJ	75 100
04-840	12/29/2004	3	ALTERATIONS	50,000	05/17/2005	SJ	100 100
02-651	11/05/2002	3	ALTERATIONS				100 100

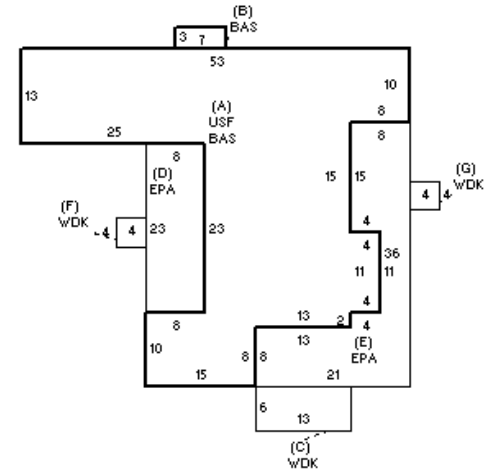
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,145 MB	1.00	100	1.00	1,100,000	3.53	100	1.00	R07	2.50	903,700

TOTAL	10,149 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE	LAND	903,700	821,500		
Inf1	FACTOR 100		BUILDING	518,300	460,900		
Inf2	PHY 100		DETACHED	10,900	10,400		
			OTHER	0	0		
			TOTAL	1,432,900	1,292,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 GARAGE		360	51.11	9,200
SHF	G	1.20	10 0.90 14X8		112	17.06	1,700



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/15/2020	JD
MODEL	1		RESIDENTIAL	LIST	10/15/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/5/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	809,891		
NET AREA	2,711	DETAIL ADJ	1.224	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,366	1920	281.76	384,880	CONDITION ELEM	CD		
\$NLA(RCN)	\$299	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,345	1920	256.23	344,627	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.00	+	WDK	N	WOOD DECK	110		46.08	5,069	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	532		108.24	57,583	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887	BATHS	A		
				INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		1,970.40	1,970	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1968 / 54
																		COND	36 36%
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$518,300