

Key: 3100

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.007

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--------------------------------------------------------------------------------|--|--|--|------------------------------------------|--|--|--|----------------|---|------------|--------------|--|
| DUNN BRADFORD R & SEWALL MICHAELA P 6 POND VIEW AV SCITUATE, MA 02066 | | | | 14-1-13-0 | | | | 6 POND VIEW AV | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | DUNN BRADFORD R & MCNAMEE THOMAS N TR | | | | 05/31/2018 | V | 805,000 | 49864-22 | |
| | | | | MCNAMEE CHARLES S TR | | | | 01/16/2016 | F | 1 | 45147-76 | |
| | | | | | | | | 11/23/2012 | F | 1 | 42280-257 | |

| 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 | % |
| 19-384 | 05/24/2019 | 1 | NEW CONST | 625,000 | 06/03/2019 | JD | 100 | 5 |
| 19-384 | 05/24/2019 | 1 | NEW CONST | 625,000 | 02/20/2020 | JD | 100 | 99 |
| 19-384 | 05/24/2019 | 1 | NEW CONST | 625,000 | 11/05/2020 | JD | 100 | 100 |
| 88-720 | 12/08/2007 | 3 | ALTERATIONS | | | | 100 | 100 |
| 03-623 | 10/06/2003 | 3 | ALTERATIONS | 5,000 | 07/07/2004 | SJ | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|-------|-------|----------|------|-------|-----|------|------------|-----------|
| 100 | S | 10,000 | MB 1.00 | 100 | 1.00 | 100 | 1.00 | | R09 | 1.70 | | 614,030 |

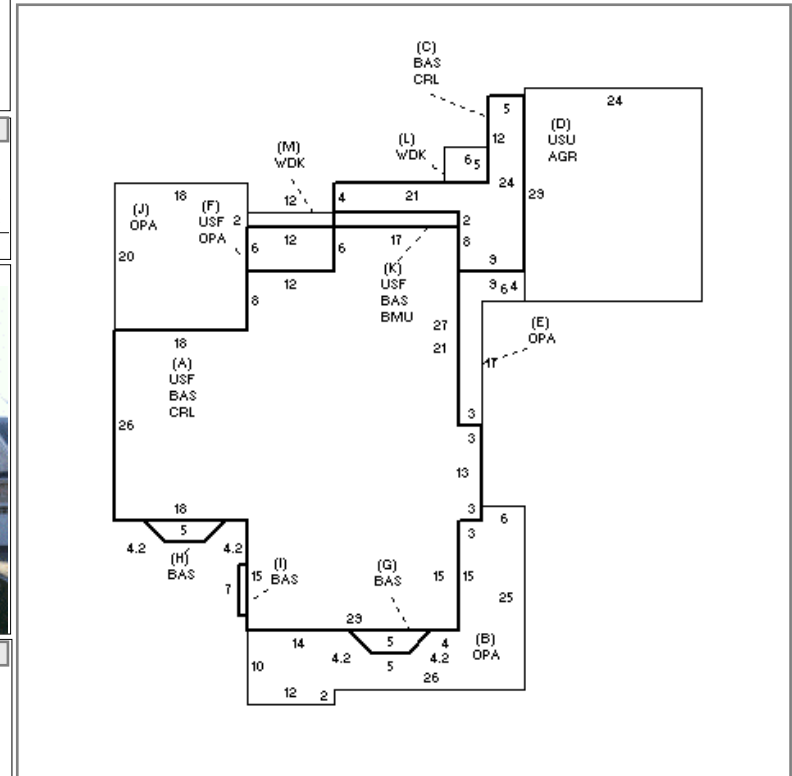
| TOTAL | 10,000 SF | ZONING | FRNT | 105 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|-----------|-----------|--------------|------------------|------------------|
| Ngh | MINOT BCH | N O T E | IN M8.... | | LAND | 614,000 | 558,200 |
| Infl1 | FACTOR 100 | | BLDG | 2,242,800 | 1,904,000 | | |
| Infl2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | | | OTHER | 0 | 0 |
| | | | | | TOTAL | 2,856,800 | 2,462,200 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS |
|---------------|
| |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 2/20/2020 | JD |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/20/2020 | JD |
| STYLE | 20 | 1.35 | NEW STYLE [100%] | REVIEW | 11/5/2020 | JD |
| QUALITY | E | 1.80 | EXCELLENT [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 2020 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|-------|------------|-------|-----------------|----|----------------|------|
| NET AREA | 4,491 | DETAIL ADJ | 1.390 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| \$NLA(RCN) | \$510 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 |
| STORIES | 2 | ADJ | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| ROOMS | 9 | | 1.00 | FLOOR COVER | 1 | HARDWOOD | 1.00 |
| BEDROOMS | 5 | | 1.00 | INT FINISH | 2 | DRYWALL | 1.00 |
| BATHROOMS | 3 | | 1.00 | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 |
| # 1/2 BATHS | 1 | | 1.00 | FUEL SOURCE | 2 | GAS | 1.00 |
| TOT FIXTURES | 13 | \$26,021 | | | | | |
| # UNITS | 1 | 1.00 | | | | | |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 2,288,563 |
|---|-----|---|-----------------|-------|------|-----------|-----------|---------------------|-------------|
| + | CRL | N | BSMT CRAWL | 2,266 | | 15.89 | 36,002 | CONDITION ELEM CD | |
| + | USF | L | UPPER STORY FIN | 2,136 | 2020 | 406.73 | 868,774 | EXTERIOR | A |
| + | OPA | N | OPEN PORCH | 970 | | 92.70 | 89,919 | INTERIOR | A |
| D | AGR | N | ATT GARAGE | 696 | | 73.82 | 51,381 | KITCHEN | A |
| D | USU | N | UPPER STORY UNF | 696 | | 179.28 | 124,781 | BATHS | A |
| + | BAS | L | BASE AREA | 2,355 | 2020 | 447.25 | 1,053,283 | HEAT | A |
| K | BMU | N | BSMT UNFINISHED | 34 | | 71.15 | 2,419 | ELECT | A |
| + | WDK | N | WOOD DECK | 54 | | 69.13 | 3,733 | EFF.YR/AGE 2020 / 2 | |
| | F21 | O | FPL 2S 1OP | 1 | | 14,830.20 | 14,830 | COND | 2 2 % |
| | FPL | O | FIREPLACE | 1 | | 14,063.40 | 14,063 | FUNC | 0 |
| | GEN | O | GENERATOR | 1 | | 0.00 | | ECON | 0 |
| | ODS | O | OUT DOOR SHOWER | 1 | | 3,357.00 | 3,357 | DEPR | 2 % GD 98 |
| | | | | | | | | RCNLD | \$2,242,800 |