**Key: 3109** **Town of SCITUATE - Fiscal Year 2024** 10/18/2023 5:31 pm SEQ #: 3,016

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **FABER STEPHEN & LESLEY**<br>**11 CHERRY LN**<br>**SCITUATE, MA 02066** | **8-6-6-0** | **11 CHERRY LN** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| FABER STEPHEN & LESLEY | 06/28/2013 | QS | 950,000 | 43273-18 |
| BELIVEAU MARY ELLEN & MAR | 11/20/2002 | F | 1 | 23448-179 |
| TRAVERS MARY | 07/13/2001 | XX | | 20178-222 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 23-0785 | 09/06/2023 | 2 | ADDITIONS | 204,000 | | | 0 | 0 |
| | | 6 | CYCL GROWTH | | 05/06/2011 | | 100 | 100 |
| 07-511 | 09/04/2007 | 3 | ALTERATIONS | 33,000 | 05/14/2008 | SJ | 100 | 100 |
| 02-168 | 04/02/2002 | 3 | ALTERATIONS | | | | 100 | 100 |
| 02-152 | 03/19/2002 | 7 | OTHERS | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 13,142 | MB 1.00 | 100 1.00 | 100 1.00 | 1,100,000 | 2.76 | 100 1.00 | R07 2.50 | | | 917,350 |

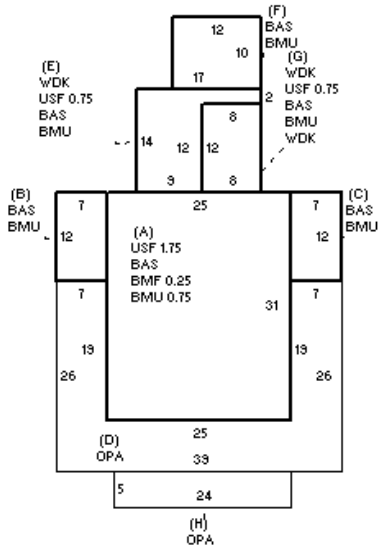
| TOTAL | 13,155 SF | ZONING | | FRNT | 70 |
|---|---|---|---|---|---|
| Ngh | MINOT BCH | NOTE | . . . . | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 917,400 | 834,000 |
| BUILDING | 688,300 | 612,700 |
| DETACHED | 28,500 | 26,200 |
| OTHER | 0 | 0 |
| TOTAL | **1,634,200** | **1,472,900** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| LBN | - 0.90 | 10 0.90 | 1S/L | 2003 | 252 | 29.59 | 6,700 |
| S/V | V 1.50 | SV 1.00 | GUNITE/STEEL | 2002 | 13,200 | 1.65 | 21,800 |

PHOTO 11/10/2003




## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] |
| QUALITY | G | 1.20 | GOOD [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 10/8/2015 | SJ |
| LIST | 10/8/2015 | EST |
| REVIEW | 4/5/2011 | KT |

BLDG COMMENTS

additional shower stall master bath

| | | | |
|---|---|---|---|
| YEAR BLT | 1898 | SIZE ADJ | 1.000 |
| NET AREA | 2,836 | DETAIL ADJ | 1.200 |
| $NLA(RCN) | $315 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2.75 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 3 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 12 | $13,824 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLES | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 99 | N/A | 1.00 |
| INT FINISH | 99 | N/A | 1.00 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,107 | | 52.84 | 58,499 |
| A | BMF | N | BSMT FINISH-SEP | 194 | | 74.18 | 14,392 |
| + | BAS | L | BASE AREA | 1,301 | 1898 | 274.41 | 357,008 |
| + | USF | L | UPPER STORY FIN | 1,535 | 1898 | 249.55 | 383,056 |
| + | OPA | N | OPEN PORCH | 659 | | 61.80 | 40,727 |
| + | WDK | N | WOOD DECK | 334 | | 46.08 | 15,391 |
| | F31 | O | FPL 3S 1OP | 1 | | 11,036.40 | 11,036 |

| TOTAL RCN | 893,933 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 1995 / 27 |
|---|---|
| COND | 23 23 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 23 % GD 77 |
| RCNLD | $688,300 |