

Key: 3122

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.030

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MASURET BRADFORD & MILLER JENNIFER 23 GRASSHOPPER LN SCITUATE, MA 02066				8-6-1-0				23 GRASSHOPPER LN				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MASURET BRADFORD				10/24/2002	A	160,000	32300-214	
MASURET FRANCIS & VIOLA				01/01/1969	XX		3452-714					
GRAY FANNIE F AND DOROTHY				01/01/1925	XX		1463-587					

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	%
12-159	03/27/2012	2	ADDITIONS	77,500	09/10/2012	SJ	100	100
03-057	02/20/2003	6	CYCL GROWTH		03/25/2004	PJB	100	100
		2	ADDITIONS				100	100
		2	ADDITIONS				50	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,464	MB 1.00	100	1.00	1,100,000	2.91	100	1.00	R07	2.50	914,400

TOTAL	12,458 SF	ZONING	FRNT	237	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	914,400	831,300
Inf1	FACTOR 100		BUILDING	574,600	511,000		
Inf2	PHY 100		DETACHED	1,100	1,000		
			OTHER	0	0		
			TOTAL	1,490,100	1,343,300		

DETACHED

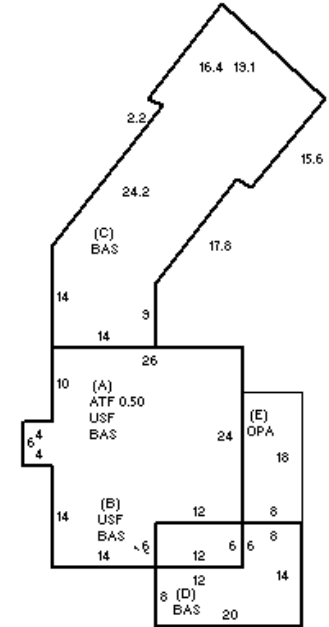
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
S/V	A	1.00	SV 1.00 SHED		1,000	1.10	1,100	11/11/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/10/2012	SJ
MODEL	1		RESIDENTIAL	LIST	9/10/2012	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%]			



YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	776,501		
NET AREA	2,939	DETAIL ADJ	1.198	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,012	1900	272.74	276,014	CONDITION ELEM CD			
\$NLA(RCN)	\$264	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	804	1900	248.03	199,416	EXTERIOR			
				ROOF SHAPE	2	HIP	1.00	A	ATF	L	ATTIC FINISH	366	1900	176.22	64,496	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BAS	L	BASE AREA	757	2003	272.74	206,465	KITCHEN			
				FLOOR COVER	99	N/A	1.00	E	OPA	N	OPEN PORCH	144		61.80	8,899	BATHS			
				INT FINISH	99	N/A	1.00		WDK	N	WOOD DECK	96		46.08	4,423	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02		F31	O	FPL 3S 1OP	1		11,036.40	11,036	ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1985 / 37
STORIES	2.5	1.00																COND	26 26 %
ROOMS	7	1.00																FUNC	0
BEDROOMS	4	1.00																ECON	0
BATHROOMS	1	1.00																DEPR	26 % GD 74
# 1/2 BATHS	1	1.00																RCNLD	\$574,600
TOT FIXTURES	5	\$5,750																	
# UNITS	1	1.00																	