

Key: 3287

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.169

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BENOIT CHRISTINA P & CHARLES A 3 BRADFORD AV SCITUATE, MA 02066				28-15-6-0				3 BRADFORD AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BENOIT CHRISTINA P & BENOIT CHARLES A CHRISTI				11/28/2016	F	100	47796-114				
BAISDEN STEPHEN A TR &				06/06/2016	QS	437,500	47019-186				
				02/12/2014	F	1	44073-71				

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	%
10-412	06/01/2022	7	OTHERS		03/23/2023	JD	100	100
07-263	09/07/2010	3	ALTERATIONS	9,000	06/28/2011	SJ	100	100
06-177	05/22/2007	4	DEMO	2,000	08/23/2007	SJ	100	100
05-802	04/16/2006	3	ALTERATIONS	4,000	06/20/2006	SJ	100	100
	12/01/2005	3	ALTERATIONS	35,000	06/20/2006	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,000	OS 1.00	100	1.00	100	1.00	440,000	3.01	100	1.00	R08 1.00	364,930

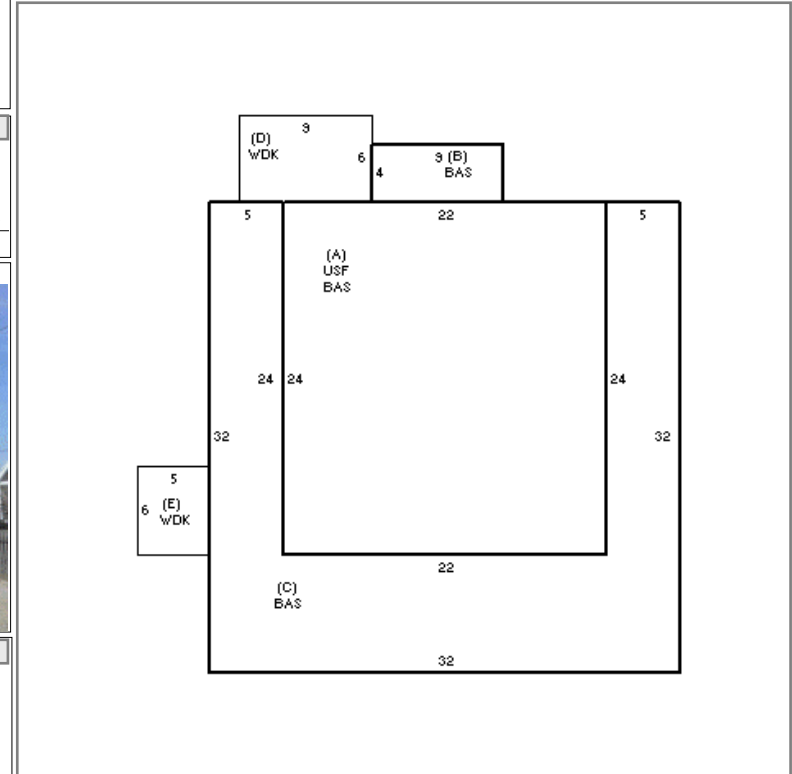
TOTAL	12,000 SF	ZONING	C/W 7...	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	C/W 7...	LAND	364,900	331,800		
Inf1	FACTOR 100			BUILDING	227,700	168,000		
Inf2	PHY 100			DETACHED	29,400	28,000		
				OTHER	0	0		
				TOTAL	622,000	527,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	20 0.80 32X24	2006	768	46.02	28,300
SHF	A	1.00	30 0.70 8X14		112	14.21	1,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/23/2023	JD
MODEL	1		RESIDENTIAL	LIST	3/23/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/6/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	406.643				
NET AREA	1,588	DETAIL ADJ	1.200	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,060	1910	253.47	268,674	CONDITION ELEM	CD				
\$NLA(RCN)	\$256	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	528	1910	230.50	121,704	EXTERIOR	F				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	84		38.40	3,226	INTERIOR	F				
				ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	KITCHEN	F				
				FLOOR COVER	24	COMB	1.00									BATHS	F				
				INT FINISH	1	PLASTER	1.00									HEAT	A				
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A				
				FUEL SOURCE	2	GAS	1.00									EFF.YR/AGE 1963 / 59					
																	COND	44	44	%	
																	FUNC	0			
																	ECON	0			
																	DEPR	44	%	GD	56
																	RCNLD				\$227,700