

Key: 3289

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.171

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SHORE ACRES IMPRVMT ASSN INC C/O RHONDA VAN HASSELT IRVINE P O BOX 184 SCITUATE, MA 02066				28-15-1-0				11 BRADFORD AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHORE ACRES IMPRVMT ASSN				01/01/1957	QS		(20790)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9570	100	CHAR SERVICES				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

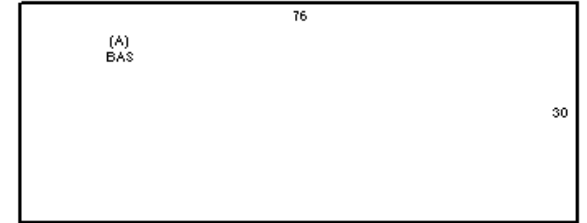
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	25,000	OS 1.00	100	1.00	100	1.00	440,000	1.52	100	1.00	R08 1.00	384,770

DETACHED

TOTAL	25,000 SF	ZONING	FRNT	272	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	19 BRADFORD		LAND	384,800	349,800
Infl1	FACTOR 100		LAND	213,800	204,100		
Infl2	PHY 100		BUILDING	0	0		
			DETACHED	0	0		
					OTHER	0	0
					TOTAL	598,600	553,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/3/2018	TCK
MODEL	5		CIM-5	LIST	10/3/2018	EST
STYLE	71	0.60	CLUB/LODGE/HALL [100%]	REVIEW	10/10/2018	MR
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,280	DETAIL ADJ	0.584	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,280	1957	126.71	288,908
\$NLA(RCN)	\$127	OVERALL	1.000	EXT. COVER	17	REINF. CC	1.03								
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1		1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00								
% HEATED	100		1.00	FLOOR COVER	3	W/W CARPET	1.00								
% AIR COND	0		1.00	INT. FINISH	2	DRYWALL	1.00								
% SPRINKLER	0		1.00	HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	288,908
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	1991 / 31
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$213,800