

Key: 3298

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.180

LEGAL

LAND

DETACHED

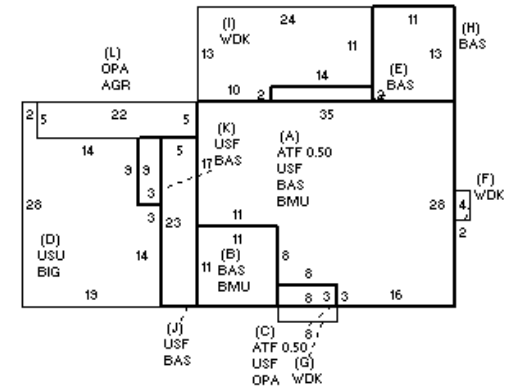
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
JIENCKE MATTHEW & TR PORTER STEPHANIE TR 21 BRADFORD AV SCITUATE, MA 02066				28-9-8-0				21 BRADFORD AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
JIENCKE MATTHEW & TR				10/09/2019	F	1	517771-310					
JIENCKE MATTHEW & TR				04/26/2019	QS	769,000	51038-250					
CARLSON ROBERT W TR				02/26/2010	QS	684,900	38276-50					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100	1.00	528,000	3.58	100	1.00	WV3	1.20	433,430

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	%
21-1139	08/10/2021	2	ADDITIONS	116,350	04/21/2022	JD	100	100
	02/23/2021	3	ALTERATIONS	155,500	05/06/2021	JD	100	0
		3	ALTERATIONS		02/24/2004	PJB	100	100
02-055	01/29/2002	1	NEW CONST				100	100
		7	OTHERS				100	100

TOTAL	10,000 SF	ZONING	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	433,400	394,000
Infl1	FACTOR 100		BUILDING	724,600	679,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	1,158,000	1,073,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/6/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/6/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/21/2022	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	739,380		
NET AREA	2,700	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	956		57.34	54,817	CONDITION ELEM	CD		
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	859	2002	211.59	181,754	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	ATF	L	ATTIC FINISH	430	2002	150.33	64,642	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	134		61.80	8,281	KITCHEN	G		
				FLOOR COVER	24	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	420		53.75	22,573	BATHS	G		
				INT FINISH	1	PLASTER	1.00	D	USU	N	UPPER STORY UNF	420		93.27	39,172	HEAT	U		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	BAS	L	BASE AREA	1,126	2002	232.67	261,986	ELECT	U		
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	308		46.08	14,192				
																		EFF.YR/AGE	2020 / 2
																		COND	2 2 %
																		FUNC	0
																		ECON	0
																		DEPR	2 % GD 98
																		RCNLD	\$724,600