

Key: 3391

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.271

LEG
AL

CURRENT OWNER				PARCEL ID				LOCATION				
SMITH SHERRI A 28 MITCHELL STREET UNIT 3 SOUTH BOSTON, MA 02127				28-19-12-0				6 DAYTON RD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
SMITH SHERRI A				11/18/2019	QS	420,000 (129480)						
CAMPBELL KRISTEN D &				07/17/2017	QS	400,000 (125465)						
DUTCH BRENDAN S & HAIDEE				07/10/2015	U	305,500 (122106)						
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100	1.00	440,000	6.92	100	1.00	R03		349,460

LAND

TOTAL	5,009 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	349,500	317,700
Infl1	FACTOR 100				BUILDING	229,100	206,700
Infl2	PHY 100				DETACHED	1,200	1,100
					OTHER	0	0
				TOTAL	579,800	525,500	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 PATIO		1,100	1.10	1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/17/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/17/2018	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/10/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

INDING

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,029	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	570		57.30	32,660
\$NLA(RCN)	\$301	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	570	1987	265.37	151,262
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	459	1987	241.33	110,770
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	272		38.40	10,445
				FLOOR COVER	24	COMB	1.00								
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	309,625	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1987 / 35	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD	\$229,100	

(D) 30
wDK (B) USF wDK

2 30

(A) 30
USF 0.70
BAS
BMU

4 (C) wDK 8