

Key: 3423

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.303

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| DERDERIAN GLORIA B TR 6 ELAINE CT SCITUATE, MA 02066 | | | | 28-22-2-G | | | | 6 ELAINE CT | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| DERDERIAN GLORIA B TR | | | | 12/02/2022 | F | 1 | 57473-162 | | | | |
| DERDERIAN GEORGE & GLORIA | | | | 09/17/2003 | F | | 26544-218 | | | | |
| DERDERIAN GEORGE & GLORIA | | | | 01/01/1984 | QS | 126,500 | 5549-287 | | | | |

| 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 % |
| 00-132 | 04/14/2000 | 3 | ALTERATIONS | | | | 100 100 |
| 96-229 | 06/01/1996 | 3 | ALTERATIONS | | | | 100 100 |
| 95-534 | 09/01/1995 | 3 | ALTERATIONS | | | | 100 100 |
| 90-150 | 04/11/1990 | 3 | ALTERATIONS | | | | 100 100 |
| 89-177 | 04/01/1989 | 3 | ALTERATIONS | | | | 100 100 |

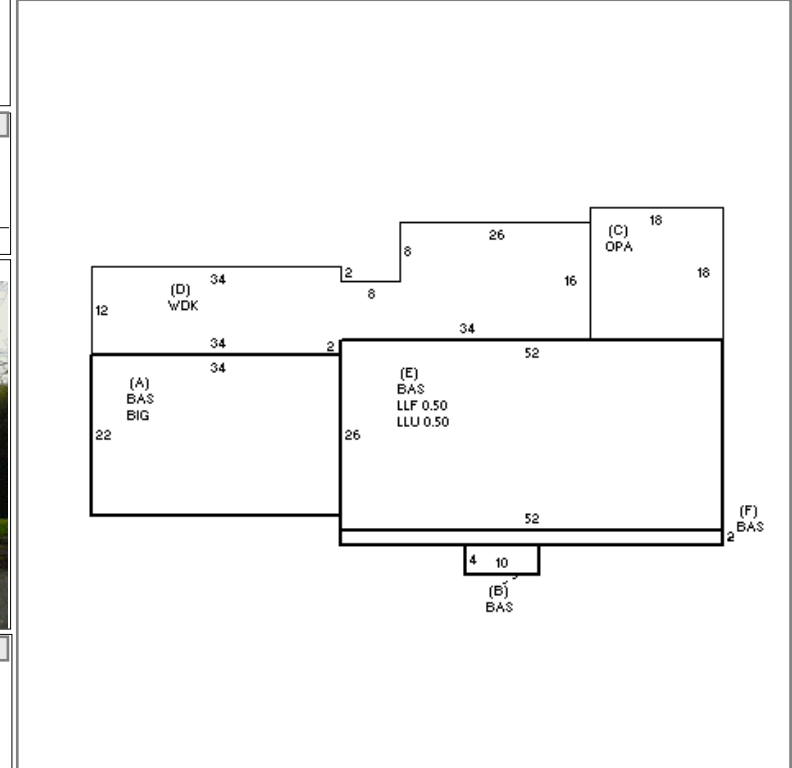
LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|-------|-------|----------|------|-------|-----|------|------------|-----------|
| 100 | S | 29,500 | SC 1.00 | 100 | 1.00 | 100 | 1.00 | | R04 | 0.90 | | 351,690 |

DETACHED

| TOTAL | 29,500 SF | ZONING | FRNT | 79 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--------------|---------|----------------|----------------|----------|
| Ngh | SCITUATE | NOTE | | | LAND | 351,700 | 337,500 |
| Infl1 | FACTOR 100 | | BUILDING | 536,000 | 483,400 | | |
| Infl2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | | 887,700 | 820,900 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/14/2009 | PL |
|----------|----|------|---------------------|--|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/14/2009 | EST |
| STYLE | 2 | 1.00 | RAISED RANCH [100%] | REVIEW | 4/7/2011 | KT |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | BLDG COMMENTS OTHER FIX=SINK & SHOWER | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

INDING

| YEAR BLT | 1960 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 714,635 | | | | | | | | | | | | | |
|--|-----------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|-----------|----------|------|----------|------|---------|---|-------|------|------|--|-------|----|---------|
| NET AREA | 2,920 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BIG | N | BUILT-IN GARAGE | 748 | | 45.37 | 33,939 | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$245 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | BAS | L | BASE AREA | 2,244 | 1960 | 207.66 | 465,994 | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | OPA | N | OPEN PORCH | 324 | | 56.65 | 18,355 | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | WDK | N | WOOD DECK | 888 | | 42.24 | 37,509 | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | E | LLU | N | LOWER LEVEL UNF | 676 | | 60.29 | 40,755 | | | | | | | | | | | | | | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | E | LLF | L | LOWER LEVEL FIN | 676 | 1960 | 143.24 | 96,828 | | | | | | | | | | | | | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | F12 | O | | FPL 1S 2OP | 1 | | 11,381.70 | 11,382 | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%;"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td></td> </tr> <tr> <td>INTERIOR</td> <td></td> </tr> <tr> <td>KITCHEN</td> <td></td> </tr> <tr> <td>BATHS</td> <td></td> </tr> <tr> <td>HEAT</td> <td></td> </tr> <tr> <td>ELECT</td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | | | | | CONDITION ELEM | CD | EXTERIOR | | INTERIOR | | KITCHEN | | BATHS | | HEAT | | ELECT | | |
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| EXTERIOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KITCHEN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEAT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| COND | 25 | 25 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 25 | % GD 75 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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