

Key: 3815

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.633

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CHAMPAGNE DAVID J 2 BRADFORD AV SCITUATE, MA 02066				34-14-7-0				2 BRADFORD AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHAMPAGNE DAVID J				06/26/2015	QS	399,000	45719-22				
LITMAN EMILY ROBINS &				05/25/2012	QS	353,000	41424-77				
SOLNICK STEVEN L				05/03/2002	QS	359,900	22025-57				

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	%
15-621	09/22/2015	3	ALTERATIONS	40,000	07/01/2016	SJ	100	100
92-546	06/01/1992	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,500	OS 1.00	100	1.00	440,000	5.38	100	1.00	R08	1.00	353,520

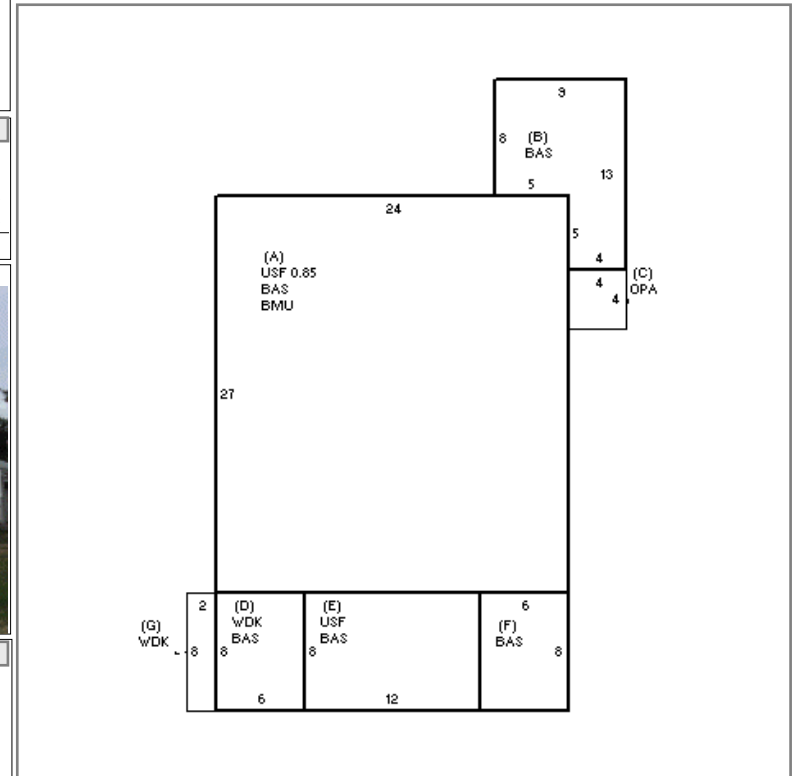
TOTAL	6,500 SF	ZONING		FRNT	172	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE				LAND	353,500	321,400
Inf1	FACTOR 100		BUILDING	218,400	201,900			
Inf2	PHY 100		DETACHED	4,900	4,700			
			OTHER	0	0			
						TOTAL	576,800	528,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		300	54.75	4,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/16/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/16/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/6/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1915	SIZE ADJ	1.000
NET AREA	1,579	DETAIL ADJ	1.144
\$NLA(RCN)	\$266	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.85	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$5,491
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	648		54.48	35,301
+	USF	L	UPPER STORY FIN	647	1915	219.96	142,316
+	BAS	L	BASE AREA	932	1915	241.88	225,431
C	OPA	N	OPEN PORCH	16		51.50	824
+	WDK	N	WOOD DECK	64		38.41	2,458
F21	O	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	420,060
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1960 / 62
COND	48 48 %
FUNC	0
ECON	0
DEPR	48 % GD 52
RCNLD	\$218,400