Key: 399

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 348

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FORBES PHYLLIS M TR &	42-3-27-0	28 STEARNS RD
EDWARD D TR		
28 STEARNS RD		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FORBES PHYLLIS M TR &	06/02/2021	F	100	55082-125
FORBES EDWARD D & PHYLLIS	08/15/1984	QS	161,000	5748-186
BLOOM DIANA C	04/02/1980	XX		4811-146

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

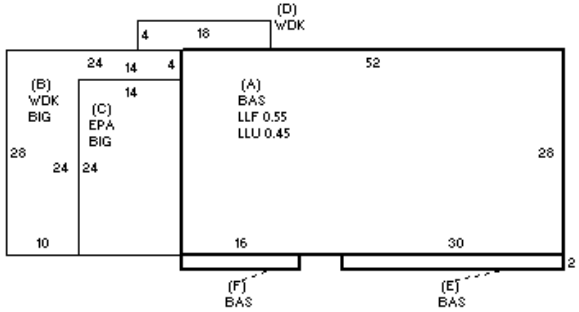
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS	1.00	100	1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00			404,040
300	A	0.002	WS	1.00	100	1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00			40

TOTAL	40,075 SF	ZONING		FRNT	212
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	404,100	367,400
BUILDING	401,000	357,000
DETACHED	0	0
OTHER	0	0
TOTAL	**805,100**	**724,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/22/2007

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/21/2010	PL
LIST	7/21/2010	EST
REVIEW	3/7/2011	KT

BLDG COMMENTS

FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.

YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	2,349	DETAIL ADJ	1.030
$NLA(RCN)	$231	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	11	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	$7,416
# 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	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	655		56.54	37,036
A	LLF	L	LOWER LEVEL FIN	801	1962	134.34	107,604
+	BIG	N	BUILT-IN GARAGE	672		42.52	28,571
C	EPA	N	ENCLOSED PORCH	336		90.20	30,307
+	WDK	N	WOOD DECK	408		38.40	15,667
+	BAS	L	BASE AREA	1,548	1962	194.76	301,489
	F12	O	FPL 1S 2OP	1		10,347.00	10,347
	HTB	O	HOT TUB	1		3,449.00	3,449

TOTAL RCN	541,886
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$401,000