Key: 4302

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,073

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BERRY CRAIG & CATHERINE 22 TENTH AV SCITUATE, MA 02066	39-5-7-0	22 TENTH AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BERRY CRAIG & CATHERINE	10/12/2017	QS	420,000	(125901)
BOTCHIE ROBERT P III &	02/13/1992	QS	138,000	(82569)
BERLO STEPHEN E & PATRICI	12/20/1985	XX		72553-0

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

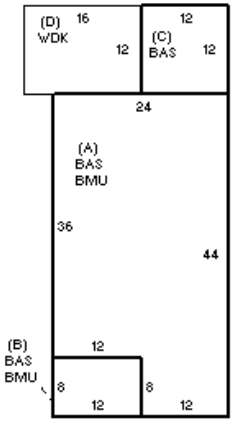
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		06/26/2018	JD	100	100
06-021	01/19/2006	3	ALTERATIONS	30,000	06/26/2007	SJ	100	100
95-712	12/01/1995	2	ADDITIONS				100	100
93-628	10/20/1993	3	ALTERATIONS				100	100
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,500	OS 1.00	100 1.00	100 1.00	440,000	6.32	100 1.00	R08 1.00			350,890

TOTAL	5,500 SF	ZONING		FRNT	52
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	350,900	319,000
BUILDING	247,200	222,800
DETACHED	0	0
OTHER	0	0
TOTAL	**598,100**	**541,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/16/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/26/2018	JD
LIST	6/26/2018	JD
REVIEW	4/1/2011	ER

BLDG COMMENTS

COND TO AVG FY19

YEAR BLT	1935	SIZE ADJ	1.000
NET AREA	1,200	DETAIL ADJ	0.850
$NLA(RCN)	$275	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	4	$2,992
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,056		51.08	53,941
+	BAS	L	BASE AREA	1,200	1935	211.49	253,783
D	WDK	N	WOOD DECK	192		42.24	8,110
	BMG	O	BSMT GARAGE	1		2,740.10	2,740
	F11	O	FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN 329,575

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1990 / 32

COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75

RCNLD $247,200