

Key: 4305

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.076

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
HENDERSON STEPHEN & MARY ANN 1808 WASHINGTON ST BRAintree, MA 02184				39-5-11-0				14 TENTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HENDERSON STEPHEN & MARY				12/12/2006	F	1 (109939)					
MURPHY JULIE				12/12/2006	F	1 (109938)					
HENDERSON PAUL A ETAL				06/23/2000	F	97622-					

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 %
23-0629	07/19/2023	3	ALTERATIONS	152,714			0 0
09-226	05/28/2009	3	ALTERATIONS	15,000	07/29/2009	SJ	100 100
08-602	12/01/2008	3	ALTERATIONS	17,950	07/29/2009	SJ	100 100
08-602	12/01/2008	3	ALTERATIONS	17,590	07/13/2010	SJ	100 100
07-423	07/27/2007	3	ALTERATIONS	17,300	07/08/2008	SJ	100 100

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

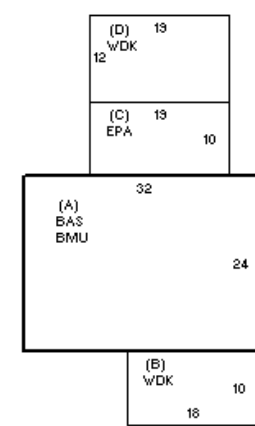
TOTAL	5,500 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	350,900	319,000		
Infl1	FACTOR 100		BUILDING	191,500	172,500		
Infl2	PHY 100		DETACHED	400	300		
			OTHER	0	0		
			TOTAL	542,800	491,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400



BUILDING	CD	ADJ	DESC	MEASURE	7/29/2009	SJ
MODEL	1		RESIDENTIAL	LIST	7/29/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



BLDG COMMENTS

YEAR BLT	1952	SIZE ADJ	1.000
NET AREA	768	DETAIL ADJ	0.867
\$NLA(RCN)	\$332	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,081	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	255,285
A	BMU	N	BSMT UNFINISHED	768		51.24	39,349	CONDITION ELEM	CD
A	BAS	L	BASE AREA	768	1952	226.26	173,769	EXTERIOR	
+	WDK	N	WOOD DECK	408		38.40	15,667	INTERIOR	
C	EPA	N	ENCLOSED PORCH	190		90.20	17,138	KITCHEN	
	F11	O	FPL 1S 10P	1		7,281.00	7,281	BATHS	
								HEAT	
								ELECT	
								EFF.YR/AGE	1990 / 32
								COND	25 25%
								FUNC	0
								ECON	0
								DEPR	25 % GD 75
								RCNLD	\$191,500