

Key: 4795

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.547

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
CASSIDY BRIAN J & DIANA L 54 BARKER ROAD SCITUATE, MA 02066				46-11-15-0				54 BARKER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CASSIDY BRIAN J & DIANA L				10/31/1997	QS	144,900	(92325)					
EIDT MARGARET NEWTON				07/12/1991	QS	136,000	(C00081680)					
LANATA JOHN E				07/14/1920	XX		(C00079989)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,426	OS 1.00	100	1.00	528,000	4.21	100	1.00	WV3	1.20	429,560

LAND

TOTAL	8,407 SF	ZONING	IN M40	FRNT	101	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E		LAND	429,600	390,500		
Inf1	FACTOR 100			BUILDING	316,000	294,500		
Inf2	PHY 100			DETACHED	1,200	1,200		
				OTHER	0	0		
<b>TOTAL</b>					<b>746,800</b>	<b>686,200</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60	10 X 16	2004	160	12.89
							1,200



BLDG COMMENTS	FY12 FR- CONV TO COLONIAL
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/5/2010	DR
MODEL	1		RESIDENTIAL	LIST	10/5/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/30/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LOADING

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,960	DETAIL ADJ	0.950	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	952	1952	211.48	201,324
\$NLA(RCN)	\$218	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	944	2004	192.31	181,544
<b>CAPACITY</b>				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	240		42.24	10,138
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	80		56.65	4,532
ROOMS	8		1.00	FLOOR COVER	14	COMB	1.00	G	BAS	L	BASE AREA	32	2004	211.48	6,767
BEDROOMS	4		1.00	INT FINISH	1	PLASTER	1.00	H	USF	L	UPPER STORY FIN	32	1952	192.33	6,155
BATHROOMS	3		1.00	HEATING/COOLING	1	FORCED AIR	1.00	F21	O		FPL 2S 1OP	1		9,062.90	9,063
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00								
TOT FIXTURES	9		\$7,524												
# UNITS	1		1.00												

TOTAL RCN	427,046
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	\$316,000

