

Key: 5289

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.035

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
REGAN REBECCA & RUSSELL F III 31 HARVESTWOOD DR WEST BRIDGEWATER, MA 02379				45-2-86-0				35 JERICHO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
REGAN REBECCA & RUSSELL F				03/11/2016	QS	515,000 (123158)					
MARSHALL LLOYD JOSEPH JR				05/12/2014	F	100 44310-144					
MARSHALL LLOYD JOSEPH JR				05/12/2014	F	100 (120390)					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-560	08/20/2013	7	OTHERS		02/01/2021	JD	100	100
02-141	03/12/2002	3	ALTERATIONS	1,000	07/08/2014	MR	100	100
		3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,528	HBR 1.00	100	1.00	748,000	2.89	100	1.00	WV5	1.70	622,000

TOTAL	12,528 SF	ZONING		FRNT	74	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	622,000	532,200			
Inf1	FACTOR 100		BUILDING	356,200	333,800			
Inf2	PHY 100		DETACHED	3,900	3,800			
			OTHER	0	0			
			TOTAL	982,100	869,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		240	54.75	3,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/10/2002	RD
MODEL	1		RESIDENTIAL	LIST	4/10/2002	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/14/2014	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,625	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMF	N	BSMT FINISH-SEP	988		66.43	65,631
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	988	1972	218.57	215,951
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	637	1972	198.77	126,616
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	336		38.40	12,902
				FLOOR COVER	14	COMB	1.00	D	EPA	N	ENCLOSED PORCH	32		90.19	2,886
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	439,713
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2003 / 19
COND	18 18 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$356,200

