

Key: 5441

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.172

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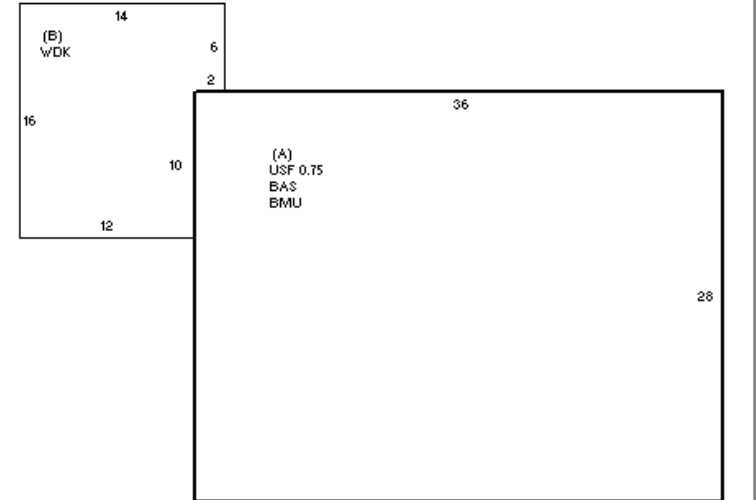
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--|-----------------|--|--|--|
| BARBOUR BERNADETTE M & S/O BARBOUR CHRISTOPHER W & 12 BAY RIDGE RD SCITUATE, MA 02066 | | | | 46-11-22-0 | | | | 12 BAY RIDGE RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| BARBOUR CHRISTOPHER W & BARBOUR BERNADETTE M & CALLIS MARK L AND PAMELA | | | | 01/10/2023 | A | 850,000 | | (134942) | | | |
| | | | | 03/28/1994 | QS | 215,000 | | (86100) | | | |
| | | | | 05/15/1981 | XX | | | (L00064904) | | | |

| 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 | % |
| 98-187 | 05/09/1998 | 3 | ALTERATIONS | | | | 100 | 100 |

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| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 10,000 | OS 1.00 | 100 | 1.00 | 528,000 | 3.58 | 100 | 1.00 | WV3 | 1.20 | 433,430 |

| TOTAL | 10,019 SF | ZONING | FRNT | 100 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|----------|---------|----------|---------|----------|
| Ngh | OCEANSIDE | N O T E | | | LAND | 433,400 | 394,000 |
| Inf1 | FACTOR 100 | | BUILDING | 373,800 | 337,000 | | |
| Inf2 | PHY 100 | | DETACHED | 600 | 600 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 807,800 | 731,600 | | |



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| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 | | 50 | 17.03 | 600 |



BLDG COMMENTS

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| BUILDING | CD | ADJ | DESC | MEASURE | 7/20/2009 | PL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/20/2009 | EST |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 3/25/2011 | ER |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1983 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 1,764 | DETAIL ADJ | 1.100 |
| \$NLA(RCN) | \$283 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1.75 | 1.00 | |
| ROOMS | 7 | 1.00 | |
| BEDROOMS | 4 | 1.00 | |
| BATHROOMS | 2 | 1.00 | |
| # 1/2 BATHS | 0 | 1.00 | |
| TOT FIXTURES | 6 | \$5,808 | |
| # UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,008 | | 51.73 | 52,142 |
| EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 1,008 | 1983 | 249.97 | 251,966 |
| ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 756 | 1983 | 227.32 | 171,852 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | WDK | N | WOOD DECK | 204 | | 42.24 | 8,617 |
| FLOOR COVER | 13 | COMB | 1.00 | F11 | O | | FPL 1S 10P | 1 | | 8,009.10 | 8,009 |
| INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| HEATING/COOLING | 99 | N/A | 1.00 | | | | | | | | |
| FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | |

| TOTAL RCN | 498,395 |
|----------------|------------|
| 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 | \$373,800 |