

Key: 5447

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.177

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WHITMAN ADAM G & CHRISTINA K PO BOX 41 NO. SCITUATE, MA 02060				46-9-3-0				9 BAY RIDGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WHITMAN ADAM G & CHRISTIN				08/15/2019	O	637,000	(128963)				
STILES RICHARD G & JOAN				01/01/1977	QS		(57117)				
KAYE FREDERICK M JR				01/01/1975	XX		(C00053536)				

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	%
19-781	10/16/2019	2	ADDITIONS	400,000	07/16/2020	JD	100	100
19-694	09/13/2019	2	ADDITIONS	15,000	07/16/2020	JD	100	100
14-368	06/24/2014	3	ALTERATIONS	16,000	08/03/2015	SJ	100	100
13-080	02/22/2013	3	ALTERATIONS	6,077	08/08/2013	SJ	100	100
96-261	06/24/1996	2	ADDITIONS				100	100

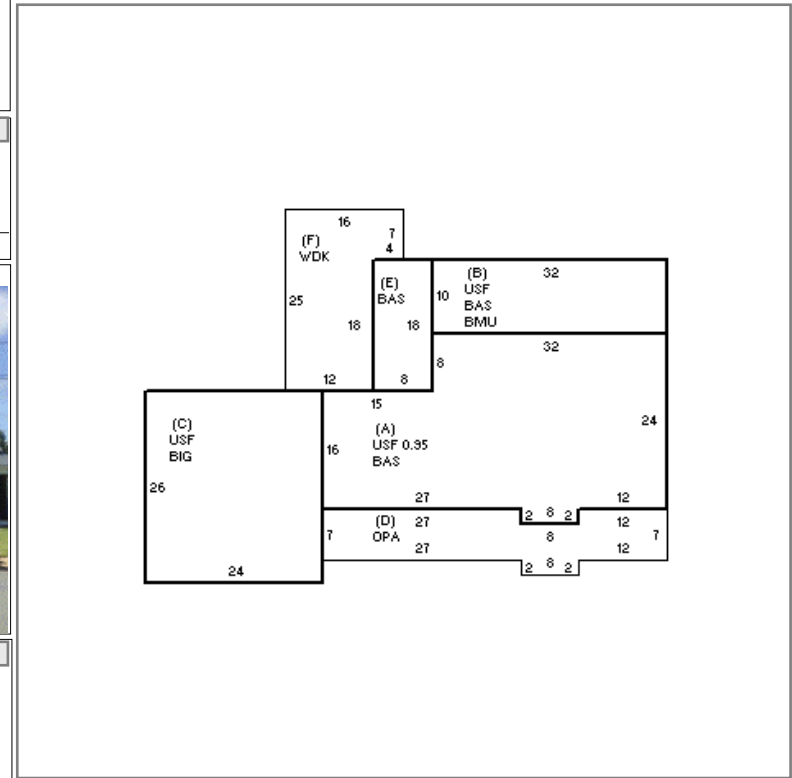
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100	1.00	528,000	3.58	100	1.00	WV3	1.20	433,430

TOTAL	10,000 SF	ZONING	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	433,400	394,000
Inf1	FACTOR 100		BUILDING	1,411,100	1,185,700		
Inf2	PHY 100		DETACHED	1,000	1,000		
			OTHER	0	0		
			TOTAL	1,845,500	1,580,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	10 X 10	100	14.74	1,000



BUILDING	CD	ADJ	DESC	MEASURE	7/16/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/16/2020	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/25/2011	ER
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	3,405	DETAIL ADJ	1.144
\$NLA(RCN)	\$414	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	10	\$16,474
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,344	1958	383.29	515,144
+	USF	L	UPPER STORY FIN	1,917	2020	348.56	668,196
B	BMU	N	BSMT UNFINISHED	320		113.67	36,374
C	BIG	N	BUILT-IN GARAGE	624		86.27	53,833
D	OPA	N	OPEN PORCH	329		92.70	30,499
E	BAS	L	BASE AREA	144	2020	383.29	55,193
F	WDK	N	WOOD DECK	328		69.12	22,671
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS FIREPLACE	1		10,000.80	10,001
	ODS	O	OUT DOOR SHOWER	1		2,763.00	2,763

TOTAL RCN	1,411,148
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$1,411,100