

Key: 5473

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.203

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GRAFF CHRISTOPHER A & CARA 55 BARKER ROAD SCITUATE, MA 02066				46-10-4-0				55 BARKER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GRAFF CHRISTOPHER A & CAR				03/30/2001	QS	470,000 (99033)					
OWENS DAVID				09/01/1998	QS	375,000 94036-					
MURPHY JOHN J JR & JUDITH				08/20/1997	QS	326,000 (C00091905)					

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	%
18-21	01/10/2018	2	ADDITIONS	136,000	05/16/2018	JD	100	70
18-21	01/10/2018	2	ADDITIONS	136,000	08/14/2019	JD	100	100
92-571	07/10/1992	2	ADDITIONS				100	100
90-428	07/23/1990	3	ALTERATIONS				100	100

LAND

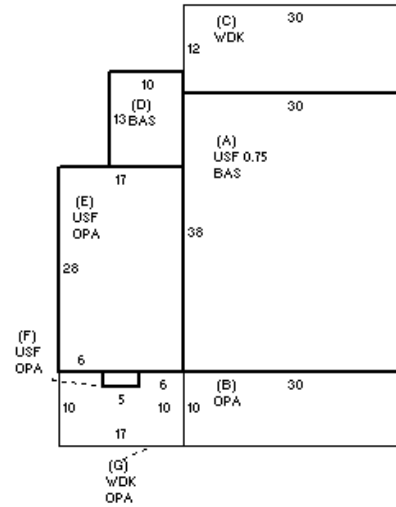
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,701	OS 1.00	100	1.00	528,000	1.20	100	1.00	WV3	1.20	473,870

DETACHED

TOTAL	32,701 SF	ZONING		FRNT	302	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	473,900	430,800		
Infl1	FACTOR 100		BUILDING	521,500	464,100			
Infl2	PHY 100		DETACHED	6,400	6,100			
			OTHER	0	0			
				<b>TOTAL</b>	<b>1,001,800</b>	<b>901,000</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		450	47.44	6,400

PHOTO 08/15/2019



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2018	JD
MODEL	1		RESIDENTIAL	LIST	5/16/2018	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	8/14/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

I L D I N G

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	651,892			
NET AREA	2,611	DETAIL ADJ	1.045	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,270	1900	221.72	281,581	CONDITION ELEM	CD			
\$NLA(RCN)	\$250	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,341	1900	201.63	270,384	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	946		56.65	53,591	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	520		42.24	21,965	KITCHEN	G			
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	BATHS	G			
				INT FINISH	1	PLASTER	1.00		GFP	O	GAS FIREPLACE	1		6,111.60	6,112	HEAT	U			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	U			
				FUEL SOURCE	2	GAS	1.00													
																	EFF.YR/AGE	2002 / 20		
																	COND	18 18 %		
																	FUNC	0		
																	ECON	0		
																	DEPR	20	% GD	80
																	RCNLD	\$521,500		