

Key: 615

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 554

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CURRENT OWNER				PARCEL ID				LOCATION			
FOSTER BARBARA N S/O HUBBARD JOEL & MEREDITH 7 WHITTIER DR SCITUATE, MA 02066				26-1-33-0				7 WHITTIER DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HUBBARD JOEL & MEREDITH				06/30/2023	QS	720,000	58058-305				
FOSTER BARBARA N				10/04/2006	F	1	33470-321				
FOSTER BARBARA N TR				06/21/1999	F	1	17581-19				

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	%

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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	25,097	SC 1.00	100	1.00	100	1.00	396,000	1.52	100	1.00	R03 0.90	346,410

TOTAL	25,097 SF	ZONING	FRNT 456	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	IN M32. THE BARBARA N FOSTER TRUST. . .	LAND	346,400	332,400
Infl1	FACTOR 100			BUILDING	292,800	260,400
Infl2	PHY 100			DETACHED	600	500
				OTHER	0	0
				TOTAL	639,800	593,300

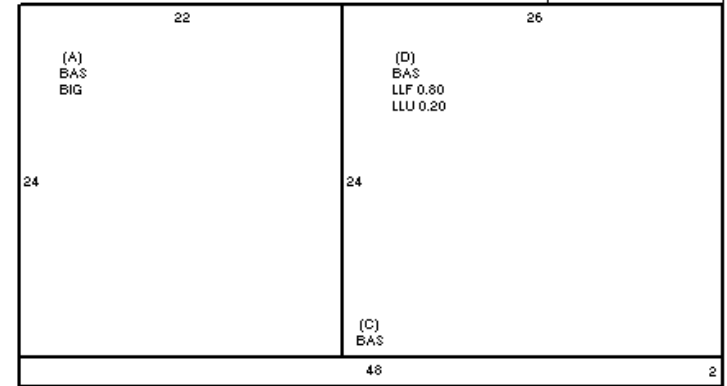
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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		500	1.10	600



BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	7/14/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/14/2010	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	8/16/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,747	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$223	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	2	HIP	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	7	1.00		FLOOR COVER	24	COMB	1.00
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	8	\$6,528					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	528		44.40	23,442
B	WDK	N	WOOD DECK	144		38.40	5,530
+	BAS	L	BASE AREA	1,248	1971	208.14	259,753
D	LLU	N	LOWER LEVEL UNF	125		60.42	7,553
D	LLF	L	LOWER LEVEL FIN	499	1971	143.56	71,638
	F12	O	FPL 1S 2OP	1		10,347.00	10,347
	GFP	O	GAS FIREPLACE	1		5,556.00	5,556

TOTAL RCN	390,347
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1988 / 34
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$292,800