

Key: 6266

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.965

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BRISTOL JANET B TR PO BOX 242 GREENBUSH, MA 02040				53-5-12-0				1 FORD PL			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BRISTOL JANET B TR				10/12/2017	QS	600,000		49036-190			
CPC PROPERTIES LLC				10/17/2012	U	300,000		42110-128			
SNOW FRANK R				12/04/1985	QS	190,000		6457-71			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1110	100	4 TO 8 UNITS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14-404/5/6	07/16/2014	3	ALTERATIONS	138,750	08/12/2015	SJ	100	100
14-286	05/27/2014	2	ADDITIONS	185,000	09/29/2014	RJM	100	100
14-136	04/01/2014	3	ALTERATIONS	10,000	09/29/2014	RJM	100	100
		6	CYCL GROWTH		04/25/2011		100	100
06-53		2	ADDITIONS		08/13/2007	SJ	100	100

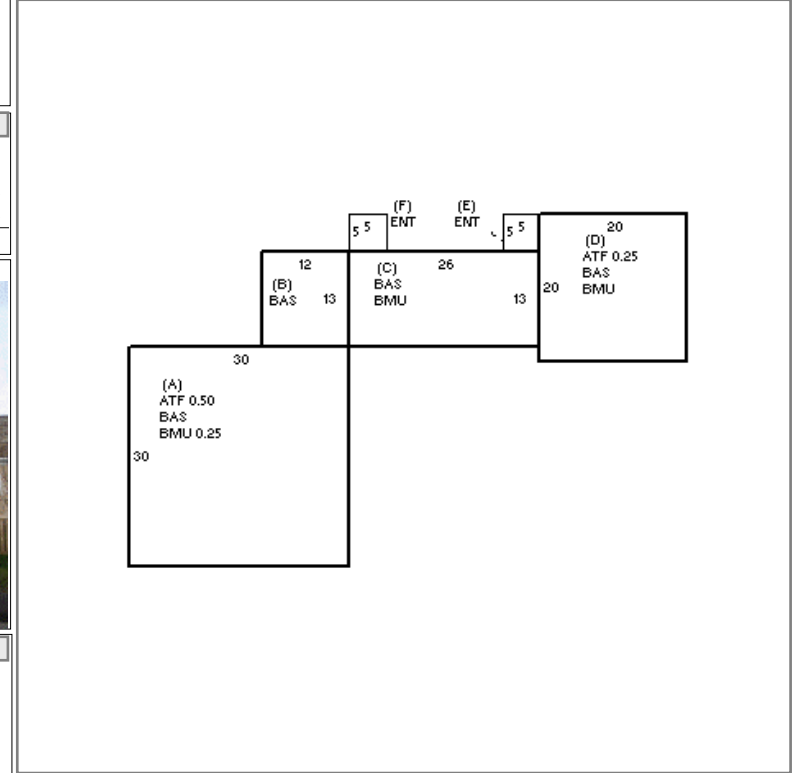
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
112	U		4 GB 1.00	100	1.00	100	1.00		APP	1.25		352,000

TOTAL	12,346 SF	ZONING	FRNT	242	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE			LAND	352,000	320,000
Inf1	FACTOR 100		BUILDING	491,600	437,800		
Inf2	PHY 100		DETACHED	4,400	4,200		
			OTHER	0	0		
					<b>TOTAL</b>	<b>848,000</b>	<b>762,000</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 70 0.30			360	40.89	4,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/13/2021	PJK
MODEL	1		RESIDENTIAL	LIST	12/13/2021	EST
STYLE	13	1.00	CONVERSION [100%]	REVIEW	3/18/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FY12 FR-CAPE TO ANTIQUE

G

YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	571,592		
NET AREA	2,344	DETAIL ADJ	1.071	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	963		52.42	50,483	CONDITION ELEM	CD		
\$NLA(RCN)	\$244	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	ATF	L	ATTIC FINISH	550	1850	149.23	82,074	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,794	1850	230.96	414,341	INTERIOR	V		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	ENT	N	ENCLOSED ENTRY	50		107.47	5,374	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.00		F11	O	FPL 1S 10P	1		8,009.10	8,009	BATHS	G		
				INT FINISH	1	PLASTER	1.00									HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U		
				FUEL SOURCE	99	N/A	1.00												
																	EFF.YR/AGE	2008 / 14	
																	COND	14 14 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	14 % GD 86	
																	RCNLD	\$491,600	