

Key: 6291

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.994

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SCITUATE HISTORICAL SOCIETY PO BOX 276 SCITUATE, MA 02066				53-3-1-0				301 DRIFTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SCITUATE HISTORICAL SOCIE PAREN CORP				07/22/1994 11/30/1899	K XX	120,000	13034-98 6515-240				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
9570	100	CHAR SERVICES					1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,586 GB	1.00	100	1.00	374,000	1.17	100	1.00	R02	0.85	336,610

TOTAL	33,586 SF	ZONING		FRNT	128	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE				LAND	336,600	288,000
Infl1	FACTOR 100					BUILDING	696,300	575,100
Infl2	PHY 100					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,032,900	863,100

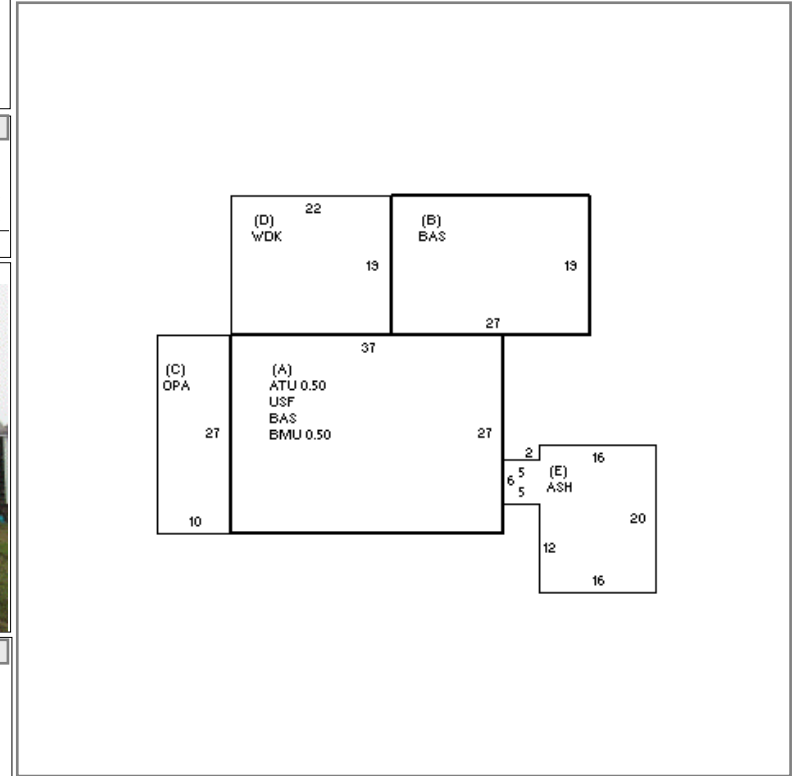
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BENJAMIN JAMES HOUSE



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/27/2018	TCK
MODEL	1		RESIDENTIAL	LIST	9/27/2018	TCK
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	10/10/2018	MR
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1700	SIZE ADJ	1.000
NET AREA	2,511	DETAIL ADJ	1.196
\$NLA(RCN)	\$385	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		10	1.00
BEDROOMS		0	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		7	\$9,377
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	500		84.87	42,437
A	USF	L	UPPER STORY FIN	999	1700	295.30	295,008
A	ATU	N	ATTIC UNF	500		51.80	25,900
+	BAS	L	BASE AREA	1,512	1700	324.73	490,987
C	OPA	N	OPEN PORCH	270		72.10	19,467
D	WDK	N	WOOD DECK	418		53.76	22,471
E	ASH	N	ATT SHED	350		23.09	8,082
	F21	O	FPL 2S 1OP	1		11,534.60	11,535
	F22	O	FPL 2S 2OP	1		15,827.00	15,827
	F24	O	FPL 2S 4OP	1		26,019.00	26,019

TOTAL RCN	967,110
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$696,300