Key: 6489

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,190

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
28 BRIDGE AVENUE LLC **PO BOX 351750** **WESTMINSTER, CO 80035**	**56-2-15-0**	**28 BRIDGE AV**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
28 BRIDGE AVENUE LLC	03/29/2018	V	1,449,000	49640-172
MILLER WILLIAM C & TARA M	01/18/1994	A	36,000	12593-83
MILLER ROBERT J & CONSTAN	01/01/1980	XX		4830-102

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

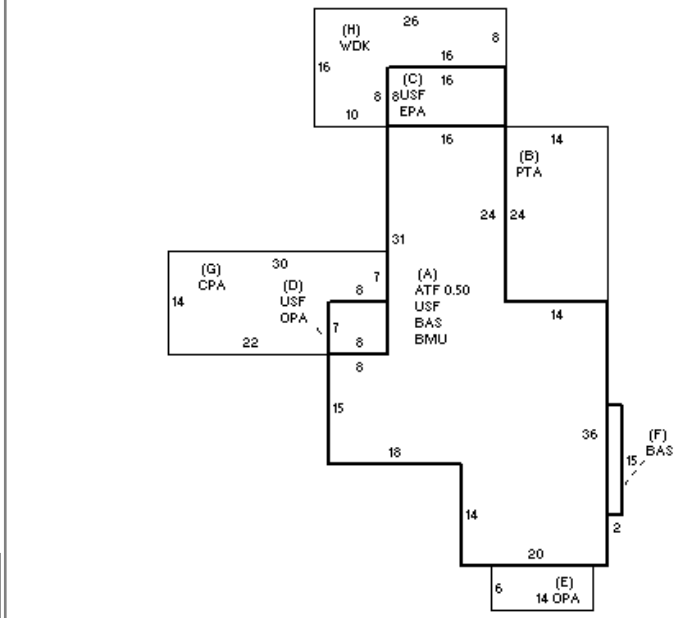
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALTERATIONS		07/26/2022	JD	100	100
21-151	02/23/2021	3	ALTERATIONS	60,000	08/16/2021	JD	100	100
20-697	10/29/2020	2	ADDITIONS	61,626	08/16/2021	JD	100	100
20-312	06/10/2020	3	ALTERATIONS	25,000	08/03/2020	JD	100	100
20-250	05/05/2020	3	ALTERATIONS	30,000	08/03/2020	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,529	CLF 1.00	100 1.00	100 1.00	1,320,000	2.69	100 1.00	WV6 3.00			1,102,820

TOTAL	13,547 SF	ZONING		FRNT	93
Ngh	CLIFFS	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,102,800	1,002,600
BUILDING	837,500	785,600
DETACHED	88,300	82,600
OTHER	0	0
TOTAL	**2,028,600**	**1,870,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	G 1.20	30 0.70		1997	576	101.57	41,000
S/V	G 1.20	SV 1.00	OBSERVATORY	1997	10,000	1.32	13,200
S/V	G 1.20	SV 1.00	OFFICE	1999	13,600	1.32	18,000
IPC	G 1.20	10 0.90	32X12	2021	384	46.48	16,100

PHOTO 08/16/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/3/2020	JD
LIST	8/3/2020	EST
REVIEW	8/16/2021	JD

YEAR BLT	1993	SIZE ADJ	1.000
NET AREA	3,824	DETAIL ADJ	1.040
$NLA(RCN)	$243	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	$10,982
# 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	13	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
A	BMU	N	BSMT UNFINISHED	1,444		51.63	74,556
+	USF	L	UPPER STORY FIN	1,628	1993	208.62	339,631
A	ATF	L	ATTIC FINISH	722	2021	148.22	107,015
B	PTA	N	PATIO	336		17.88	6,007
C	EPA	N	ENCLOSED PORCH	128		108.24	13,855
+	OPA	N	OPEN PORCH	140		61.80	8,652
+	BAS	L	BASE AREA	1,474	1993	229.40	338,142
G	CPA	N	CAR PORT	364		24.92	9,071
H	WDK	N	WOOD DECK	288		46.08	13,271
	FPL	O	FIREPLACE	1		9,375.60	9,376

TOTAL RCN	930,558

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	V
HEAT	A
ELECT	A

EFF.YR/AGE	2012 / 10		
COND	10	10 %	
FUNC	0		
ECON	0		
DEPR	10	% GD	90
RCNLD			$837,500