

Key: 6490

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.191

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
BATES JAMES R & COCHRANE ALLISON				56-2-16-0				22 BRIDGE AV				
22 BRIDGE AV				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				BATES JAMES R & MILLER WILLIAM C & TARA M				04/27/2016	O	824,000	46853-317	
				MILLER WILLIAM C & TARA M				01/24/2011	H	560,000	39581-206	
				MILLER ROBERT L EXECUTOR				01/22/2009	H		36711-318	

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	%
21-632	06/17/2021	2	ADDITIONS	57,945	07/26/2022	JD	100	100
18-584	08/30/2018	3	ALTERATIONS	27,000	08/28/2019	JD	100	50
18-584	08/03/2018	3	ALTERATIONS	27,000	08/03/2020	JD	100	100
16-341	06/22/2016	3	ALTERATIONS	230,000	08/02/2016	SJ	100	30
16-341	06/22/2016	3	ALTERATIONS	230,000	08/22/2017	SJ	100	100

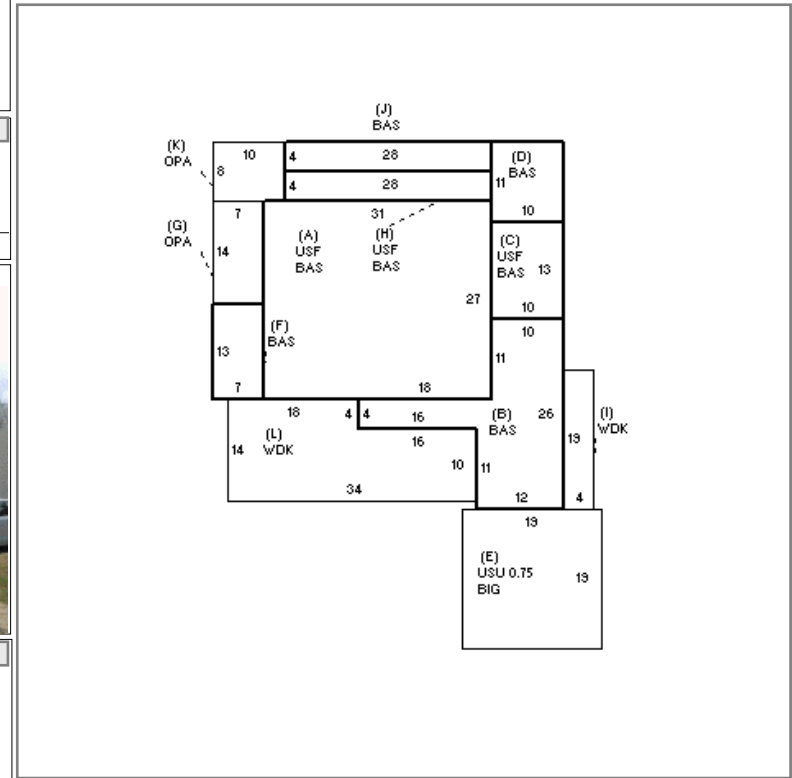
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	16,335	CLF	1.00	100	1.00	100	1.00	990,000	2.26	100	1.00	837,430

TOTAL	16,335 SF	ZONING	FRNT	131	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE LPI to WV5 2020	LAND	837,400	778,200		
Inf1	FACTOR 100		BUILDING	906,100	748,200		
Inf2	PHY 100		DETACHED	22,500	21,500		
			OTHER	0	0		
			<b>TOTAL</b>	<b>1,766,000</b>	<b>1,547,900</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20	10 0.90 14X28	2022	392	48.11	17,000
PTD	G	1.20	10 0.90 20X30	2022	600	8.53	4,600
SHF	-	0.90	40 0.60 12X10		120	12.53	900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/28/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/28/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/26/2022	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1915	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,006,832			
NET AREA	2,825	DETAIL ADJ	1.224	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,746	1915	322.94	563,847	CONDITION ELEM	CD			
\$NLA(RCN)	\$356	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,079	1915	293.68	316,877	EXTERIOR	V			
				ROOF SHAPE	1	GABLE	1.00	E	BIG	N	BUILT-IN GARAGE	361		82.82	29,900	INTERIOR	V			
				ROOF COVER	1	ASPH SHINGLES	1.00	E	USU	N	UPPER STORY UNF	271		129.45	35,081	KITCHEN	V			
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	178		72.10	12,834	BATHS	V			
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	488		53.76	26,235	HEAT	U			
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1			11,534.60	11,535	ELECT	U			
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER	1			2,298.80	2,299					
																		EFF.YR/AGE	2012 / 10	
																		COND	10 10 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	10 % GD 90	
																		RCNLD	\$906,100	