

Key: 6498

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.199

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HICKMAN CHRISTINE 6 BRIDGE AVENUE SCITUATE, MA 02066				56-1-1-0				6 BRIDGE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HICKMAN CHRISTINE				02/26/1999	F	17194-263		1			
JOSEPH, CHRISTINE TRUSTEE				10/08/1992	QS	100,000		11323-283			
HICKMAN HAROLD & MARGARET				01/01/1966	XX	3255-407					

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	%
06-109	03/08/2006	2	ADDITIONS	76,800	08/30/2006	SJ	100	100
		3	ALTERATIONS				100	100

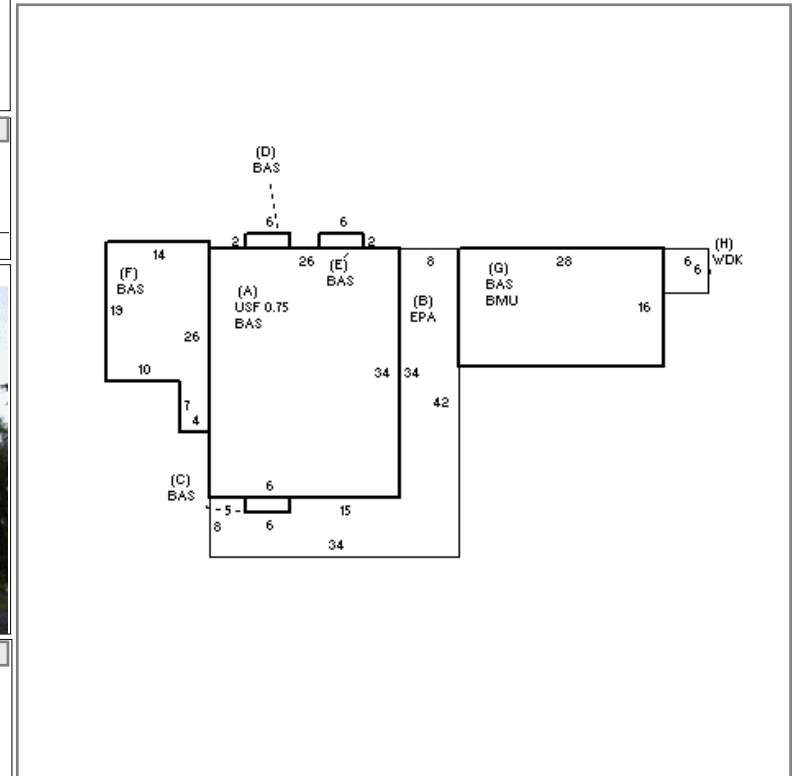
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,502 CLF	1.00	100	1.00	100	1.00	990,000	2.90	100	1.00	823,110

TOTAL	12,502 SF	ZONING	FRNT	226	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	823,100	764,900
Inf1	FACTOR 100		BUILDING	197,500	185,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,020,600	950,500	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/27/2015	SJ
MODEL	1		RESIDENTIAL	LIST	4/27/2015	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/17/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FY12 FR- CAPE TO BUNG  
The Cliffside/Bed and Breakfast

G

YEAR BLT	1901	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	548,668																
NET AREA	2,325	DETAIL ADJ	0.823	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,662	1901	193.82	322,130																		
\$NLA(RCN)	\$236	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	663	1901	176.26	116,860																		
CAPACITY						ROOF SHAPE	1.00	B	EPA	N	ENCLOSED PORCH	532		108.24	57,583																		
STORIES	1.75		1.00	ROOF COVER	1	ASPH SHINGLES	1.00	G	BMU	N	BSMT UNFINISHED	448		75.78	33,949																		
ROOMS	8		1.00	FLOOR COVER	2	SOFTWOOD	1.00	H	WDK	N	WOOD DECK	36		46.07	1,658																		
BEDROOMS	4		1.00	INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		9,375.60	9,376																		
BATHROOMS	3		1.00	HEATING/COOLING	2	HOT WATER	1.02																										
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00																										
TOT FIXTURES	9		\$7,111																														
# UNITS	1		1.00																														
<table border="1"> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1952 / 70</td> </tr> <tr> <td>COND</td> <td>64</td> <td>64 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>64</td> <td>% GD 36</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$197,500</td> </tr> </table>																EFF.YR/AGE	1952 / 70		COND	64	64 %	FUNC	0		ECON	0		DEPR	64	% GD 36	RCNLD	\$197,500	
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