Key: 6537

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,238

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
QUINN DAVID A & MAURA C 21 BRIDGE AV SCITUATE, MA 02066	56-3-2-0	21 BRIDGE AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
QUINN DAVID A & MAURA C	12/22/2006	O	950,000	33872-115
FREYMANN ALICE F	01/01/1977	QS		4220-602
FERRONE JOSEPH D AND ELAI	01/01/1953	XX		2206-52

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

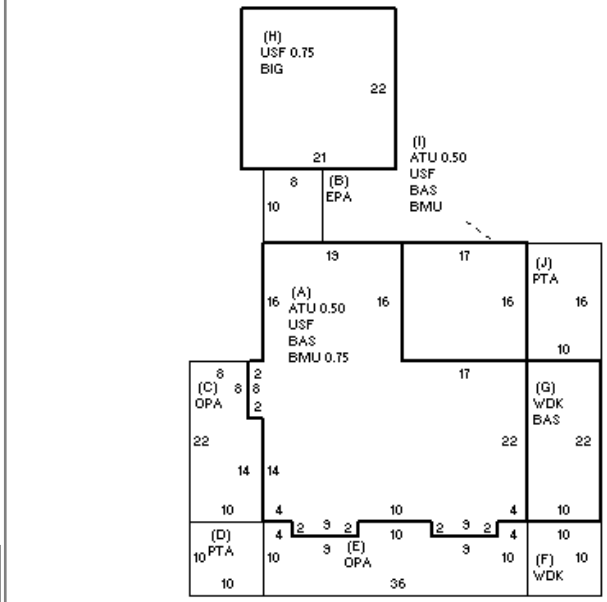
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07-061	02/05/2007	3	ALTERATIONS	150,000	08/02/2007	SJ	100	100
90-307	06/08/1990	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,283	CLF 1.00	100 1.00	100 1.00	1,320,000	1.28	100 1.00	WV6 3.00			1,175,350

TOTAL	30,274 SF	ZONING		FRNT	220
Ngh	CLIFFS	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,175,400	1,068,500
BUILDING	926,800	765,400
DETACHED	0	0
OTHER	0	0
TOTAL	**2,102,200**	**1,833,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/24/2008

BLDG COMMENTS

FY12 FR- COLONIAL TO CONV

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	V	1.40	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/7/2014	SJ
LIST	10/7/2014	EST
REVIEW	3/16/2011	ER

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	3,407	DETAIL ADJ	1.200
$NLA(RCN)	$368	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$10,752
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,133		63.77	72,255
+	USF	L	UPPER STORY FIN	1,495	1925	284.38	425,141
+	ATU	N	ATTIC UNF	710		51.80	36,778
B	EPA	N	ENCLOSED PORCH	80		126.28	10,102
+	OPA	N	OPEN PORCH	528		72.10	38,069
+	PTA	N	PATIO	260		20.86	5,424
+	WDK	N	WOOD DECK	320		53.76	17,203
+	BAS	L	BASE AREA	1,368	1925	312.71	427,787
H	BIG	N	BUILT-IN GARAGE	462		75.64	34,947
I	BAS	L	BASE AREA	272	2007	312.71	85,057
I	USF	L	UPPER STORY FIN	272	2007	284.38	77,350
	F21	O	FPL 2S 1OP	1		11,534.60	11,535

TOTAL RCN	1,252,399
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37		
COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD	$926,800		