

Key: 6676

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.373


LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
BERRY MICHAEL V TR & BERRY KATHRYN A TR 78 WOODLEIGH RD DEDHAM, MA 02026				60-1-28-0				3 BASSIN LN				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				BERRY MICHAEL V TR & ROBINSON KATHRYN A ROWAN MARY C				02/19/2020 10/12/2012 11/09/2011	F QS F	100 480,000 1	52364-256 42084-291 40566-97	
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,986 CLF	1.00	100	1.00	572,000	4.43	100	1.00	R05	1.30	464,110

LAND

TOTAL	7,986 SF	ZONING	FRNT	71	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	464,100	421,900
Inf1	FACTOR 100		BUILDING	343,800	306,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						807,900	727,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/02/2011
									

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/3/2011	SJ
MODEL	1		RESIDENTIAL	LIST	5/3/2011	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/15/2011	ER
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.		
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	470,915																									
NET AREA	1,674	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	754	1900	257.94	194,489	CONDITION ELEM CD																										
\$NLA(RCN)	\$281	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	572	1900	234.57	134,175	EXTERIOR																										
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	348		63.15	21,976	INTERIOR																										
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BAS	L	BASE AREA	348	2004	257.94	89,764	KITCHEN																										
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	374		38.40	14,362	BATHS																										
				INT FINISH	1	PLASTER	1.00	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT																										
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT																										
				FUEL SOURCE	99	N/A	1.00																																			
				<table border="1"> <thead> <tr> <th>CAPACITY</th> <th>UNITS</th> <th>ADJ</th> </tr> </thead> <tbody> <tr> <td>STORIES</td> <td>2</td> <td>1.00</td> </tr> <tr> <td>ROOMS</td> <td>7</td> <td>1.00</td> </tr> <tr> <td>BEDROOMS</td> <td>4</td> <td>1.00</td> </tr> <tr> <td>BATHROOMS</td> <td>2</td> <td>1.00</td> </tr> <tr> <td># 1/2 BATHS</td> <td>1</td> <td>1.00</td> </tr> <tr> <td>TOT FIXTURES</td> <td>8</td> <td>\$7,910</td> </tr> <tr> <td># UNITS</td> <td>1</td> <td>1.00</td> </tr> </tbody> </table>													CAPACITY	UNITS	ADJ	STORIES	2	1.00	ROOMS	7	1.00	BEDROOMS	4	1.00	BATHROOMS	2	1.00	# 1/2 BATHS	1	1.00	TOT FIXTURES	8	\$7,910	# UNITS	1	1.00		
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																FUNC	0																									
																ECON	0																									
																DEPR	27 % GD 73																									
																RCNLD	\$343,800																									

