

Key: 6677

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.374

LEGAL

LAND

DETACHED

BUILDING

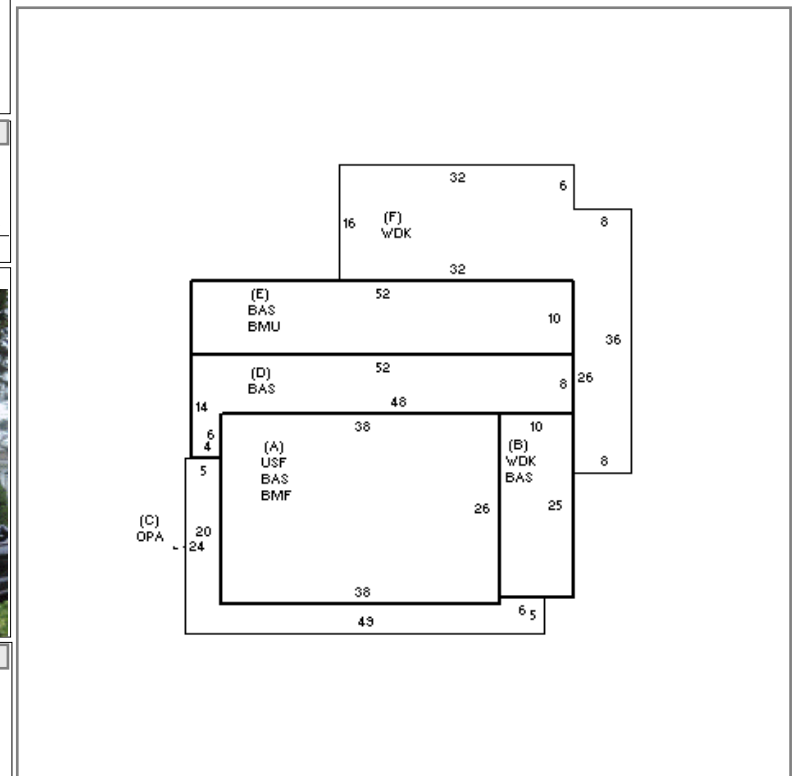
CURRENT OWNER				PARCEL ID				LOCATION			
GARBER RICHARD B & WENDY H 3 GARDEN ROAD WELLESLEY, MA 02481				60-1-29-0				7 BASSIN LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GARBER RICHARD B & WENDY				07/08/2020	QS	1,250,000	53044-328				
MICCI MATTHEW J & ANNA T				08/28/1997	QS	425,000	15434-122				
PINARD STEVEN C SR				07/28/1995	F		13722-179				

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	%
21-1464	11/19/2021	3	ALTERATIONS	60,000	07/28/2022	JD	100	100
20-481	08/12/2020	2	ADDITIONS	81,400	08/18/2021	JD	100	100
01-102	04/04/2001	3	ALTERATIONS				100	100
97-546	09/22/1997	3	ALTERATIONS				100	100
89-552	09/29/1989	2	ADDITIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,700	CLF 1.00	100	1.00	990,000	2.66	100	1.00	WV5	2.25	827,760

TOTAL	13,700 SF	ZONING	NOTED	FRNT	90	ASSESSED	LAND 827,800 BUILDING 855,400 DETACHED 27,500 OTHER 0 TOTAL 1,710,700	CURRENT	769,200 761,200 26,200 0 1,556,600	PREVIOUS	
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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	V	1.50	10 0.90		120	14.22	1,500
IPF	G	1.20	10 0.90 35X16	2021	560	40.52	20,400
HTB	G	1.20	10 0.90	2021	1	6,218.16	5,600



BUILDING	CD	ADJ	DESC	MEASURE	8/18/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/18/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/28/2022	JD
QUALITY	G	1.20	GOOD [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	MLS		

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,069,202		
NET AREA	3,186	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	988		71.77	70,909	CONDITION ELEM	CD		
\$NLA(RCN)	\$336	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	988	1930	253.05	250,016	EXTERIOR	G		
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	2,198	1930	278.27	611,629	INTERIOR	G	
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	302		61.80	18,664	KITCHEN	V			
ROOMS	8	1.00	FLOOR COVER	2	SOFTWOOD	1.00	E	BMU	N	BSMT UNFINISHED	520		51.13	26,586	BATHS	V			
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	1,050		46.08	48,384	HEAT	A			
BATHROOMS	4	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	2		9,886.20	19,772	ELECT	U				
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	KIT	O	XTRA KITCHEN	1		7,816.80	7,817						
TOT FIXTURES	13	\$15,425																	
# UNITS	1	1.00																	
																EFF.YR/AGE	2002 / 20		
																COND	18 18%		
																FUNC	0		
																ECON	0		
																DEPR	20	% GD	80
																RCNLD	\$855,400		