

Key: 7067

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.752

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION			
SUBURBAN REALTY TRUST BENJAMIN GOULSTON, TR. C/O SAMET CO. ATT;MARINA 1330 BOYLSTON ST. CHESTNUT HILL, MA 02467				39-4-7-0				5 TENTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SUBURBAN REALTY TRUST				10/09/1990	QS			(80702)			
SUBURBAN LAND COMPANY				01/01/1923	XX			(C00001162)			

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	%
06-127	03/21/2006	3	ALTERATIONS		07/10/2007		100	100
97-82	03/10/1997	3	ALTERATIONS	22,000	07/06/2006	SJ	100	100
		3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,400	OS	1.00	100	1.00	100	1.00		R08	1.00	369,060

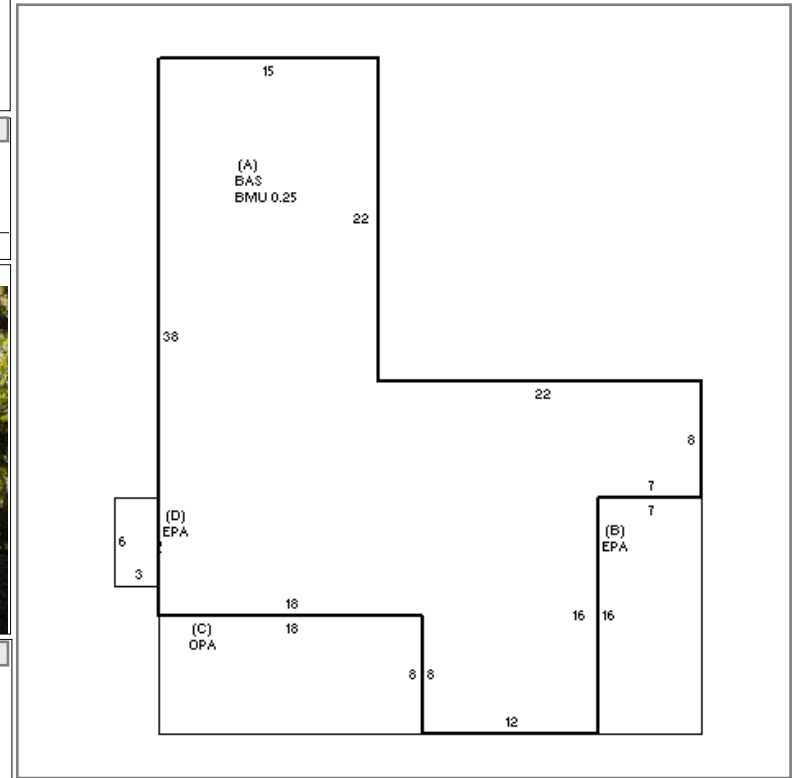
TOTAL	14,418 SF	ZONING	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E  C/W 6 8			LAND	369,100	335,500
Infl1	FACTOR 100		LAND	108,100	100,600		
Infl2	PHY 100		DETACHED	7,600	7,200		
			OTHER	0	0		
					<b>TOTAL</b>	<b>484,800</b>	<b>443,300</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	60 0.40		440	43.01	7,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/2/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/2/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/11/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	245,743																															
NET AREA	962	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	241		63.15	15,219																																	
\$NLA(RCN)	\$255	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	962	1945	209.45	201,488																																	
				ROOF SHAPE	1	GABLE	1.00	+	EPA	N	ENCLOSED PORCH	130		90.20	11,726																																	
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	144		51.50	7,416																																	
				FLOOR COVER	2	SOFTWOOD	1.00	FPL	O	O	FIREPLACE	1		7,813.00	7,813																																	
				INT FINISH	1	PLASTER	1.00																																									
				HEATING/COOLING	2	HOT WATER	1.02																																									
				FUEL SOURCE	99	N/A	1.00																																									
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