

Key: 7073

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.758

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------------|--------------|----------------|--|--|--|
| SIDES KATHLEEN A TR 320 CENTRAL AV MARSHFIELD, MA 02050 | | | | 68-5-20-0 | | | | 320 CENTRAL AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| SIDES KATHLEEN A TR | | | | 03/07/2022 | F | 1 (133528) | | | | | |
| SIDES KATHLEEN A | | | | 07/17/2018 | QS | 574,000 (127148) | | | | | |
| RIZZO PATRICIA A TR | | | | 12/12/2017 | F | 1 (126179) | | | | | |

| 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 | % |
| 06-756 | 12/06/2006 | 3 | ALTERATIONS | 7,200 | 09/10/2007 | SJ | 100 | 100 |
| 93-698 | 11/22/1993 | 2 | ADDITIONS | | | | 100 | 100 |
| 88-507 | 08/01/1988 | 3 | ALTERATIONS | | | | 100 | 100 |

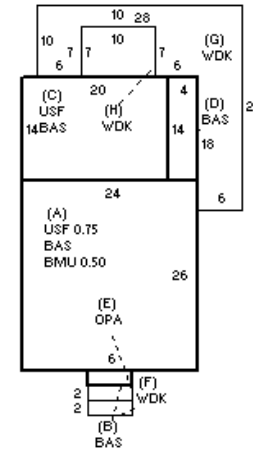
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|----------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 4,793 | HUM 1.00 | 100 | 1.00 | 594,000 | 7.21 | 100 | 1.00 | WV3 | 1.35 | 470,940 |

| TOTAL | 4,792 SF | ZONING | FRNT | 51 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|--------------|----------------|----------------|---------|----------|
| Ngh | HUMAROCK | N O T E | IN M69 | | LAND | 470,900 | 428,100 |
| Inf1 | FACTOR 100 | | BUILDING | 376,200 | 334,800 | | |
| Inf2 | PHY 100 | | DETACHED | 900 | 800 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 848,000 | 763,700 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|-----|------|------|---------------|----|-------|-----------|-------|------------|
| SHF | G | 1.20 | 10 0.90 8 X 6 | | 48 | 20.44 | 900 | 06/19/2019 |



| BUILDING | CD | ADJ | DESC | MEASURE | 6/19/2019 | JD |
|----------|----|------|---------------------|----------------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/19/2019 | EST |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 3/11/2011 | ER |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | BLDG COMMENTS | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | Outside Shower | | |

BUILDING

| YEAR BLT | 1945 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 470,197 | | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|-----------|------|----|
| NET AREA | 1,720 | DETAIL ADJ | 1.100 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 312 | | 69.47 | 21,673 | CONDITION ELEM | CD | | | |
| \$NLA(RCN) | \$273 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | + | USF | L | UPPER STORY FIN | 748 | 1945 | 228.48 | 170,902 | EXTERIOR | G | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 972 | 1945 | 251.24 | 244,208 | INTERIOR | G | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | E | OPA | N | OPEN PORCH | 12 | | 56.65 | 680 | KITCHEN | G | | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | + | WDK | N | WOOD DECK | 400 | | 42.24 | 16,896 | BATHS | G | | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | F21 | O | O | FPL 2S 1OP | 1 | | 9,062.90 | 9,063 | HEAT | U | | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | ELECT | U | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2002 / 20 | | |
| | | | | | | | | | | | | | | | | | COND | 18 18% | | |
| | | | | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | | | | DEPR | 20 | % GD | 80 |
| | | | | | | | | | | | | | | | | | RCNLD | \$376,200 | | |