

Key: 7074

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.759

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BONNER ROBERT BRYAN III & COLETTE MAHERN 21 SNOW RD N GRAFTON, MA 01536-1644				68-5-21-F				318 CENTRAL AV			
				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
				BONNER ROBERT BRYAN III & BONNER ROBERT B; AHERN CO		08/11/2016	A	112,800	(123898)		
		02/01/2010	F	-100	(114292)						
		01/01/1971	QS		(46365)						

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 %
23-0006	01/03/2023	7	OTHERS		06/12/2023	JD	100 100
94-129	04/15/1994	3	ALTERATIONS	13,000	06/12/2023	JD	100 100
90-445	07/30/1990	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	4,529 HUM	1.00	100	1.00	594,000	7.61	100	1.00	WV3	1.35	469,830

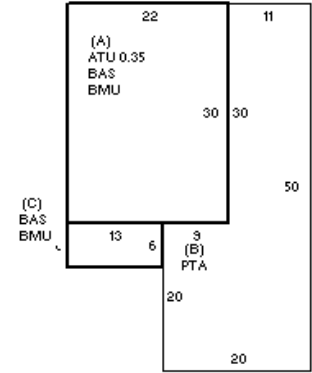
DETACHED

TOTAL	4,530 SF	ZONING	FRNT	56	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E IN M69	LAND	469,800	427,100		
Inf1	FACTOR 100		BUILDING	169,700	95,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	639,500	523,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/12/2023



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/12/2023	JD
MODEL	1		RESIDENTIAL	LIST	6/12/2023	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	3/11/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1937	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	282,792
NET AREA	738	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	738		51.95	38,340		
\$NLA(RCN)	\$383	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	738	1937	291.47	215,107		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	231		37.00	8,547		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	PTA	N	PATIO	730		14.90	10,877		
				FLOOR COVER	2	SOFTWOOD	1.00	F11	O		FPL 1S 10P	1		7,281.00	7,281		
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	U
ELECT	A

EFF.YR/AGE	1966 / 56
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$169,700