

Key: 7076

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.761

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|---------------------|--------------|----------------|--|--|--|
| BUCHANAN KAREN & LYDON EUGENE P O BOX 255 HUMAROCK, MA 02047 | | | | 69-3-2-0 | | | | 310 CENTRAL AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| BUCHANAN KAREN & LYDON EU | | | | 01/23/2004 | F | 1 (104809) | | | | | |
| BUCHANAN KAREN L | | | | 08/09/2002 | QS | 1 (C10179) | | | | | |
| LYDON EUGENE M & BUCHANAN | | | | 09/18/2000 | H | 235,000 (C00098084) | | | | | |

| 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 | % |
| 05-734 | 11/03/2005 | 2 | ADDITIONS | 180,000 | 09/18/2006 | SJ | 100 | 100 |
| 93-185 | 04/20/1993 | 1 | NEW CONST | | | | 100 | 100 |
| | | 6 | CYCL GROWTH | | | | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|-----------|------|------|------|----------|------|---------|------|-----|------------|-----------|
| 100 | S | 4,600 HUM | 1.00 | 100 | 1.00 | 100 | 1.00 | 594,000 | 7.49 | 100 | 1.00 | 470,130 |

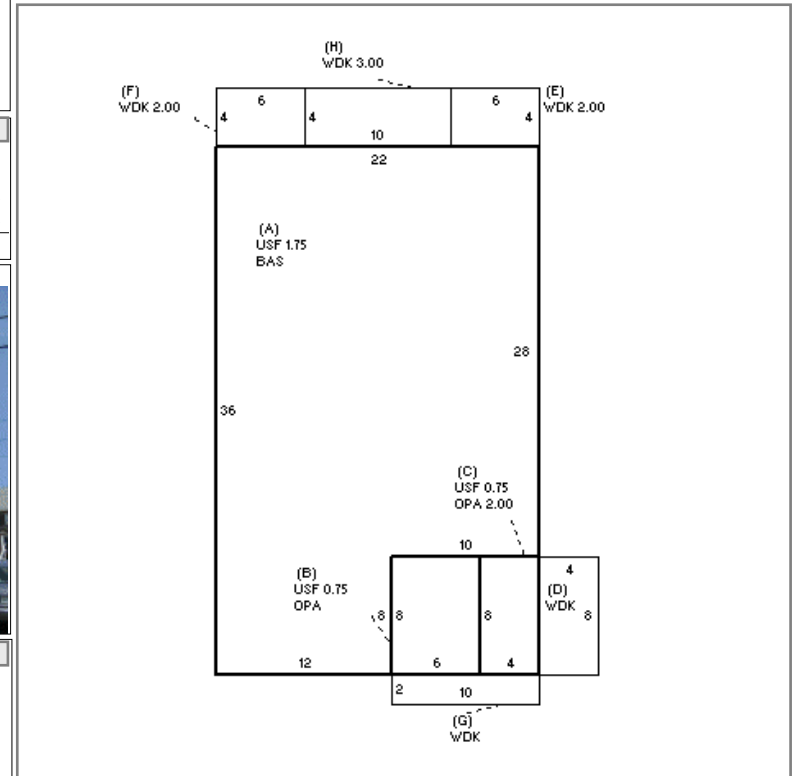
| TOTAL | 4,617 SF | ZONING | FRNT | 101 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|--------------|----------------|----------------|
| Ngh | HUMAROCK | NOTE | | | LAND | 470,100 | 427,400 |
| Inf1 | FACTOR 100 | | BUILDING | 345,400 | 322,300 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 815,500 | 749,700 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS
FY12 FR- CONV TO COLONIAL



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/28/2015 | SJ |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/28/2015 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/11/2011 | ER |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1994 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 437,254 |
|--------------|-------|------------|-----------------|------------|---------------|-------------|-------|------|-----|-----------|-----------------|------------|-------|-----------|---------|----------------|------------|
| NET AREA | 2,018 | DETAIL ADJ | 0.980 | FOUNDATION | 1 | PIER | 0.98 | A | BAS | L | BASE AREA | 712 | 1994 | 216.79 | 154,354 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$217 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | USF | L | UPPER STORY FIN | 1,306 | 1994 | 197.15 | 257,474 | EXTERIOR | |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | + | OPA | N | OPEN PORCH | 112 | 56.65 | 6,345 | INTERIOR | |
| STORIES | 2.75 | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | WDK | N | WOOD DECK | 268 | | 42.24 | 11,320 | KITCHEN | | |
| ROOMS | 7 | 1.00 | FLOOR COVER | 13 | COMB | 1.00 | | | | | | | | | BATHS | | |
| BEDROOMS | 4 | 1.00 | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT | | |
| BATHROOMS | 3 | 1.00 | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | ELECT | | |
| # 1/2 BATHS | 0 | 1.00 | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | |
| TOT FIXTURES | 9 | \$7,762 | | | | | | | | | | | | | | | |
| # UNITS | 1 | 1.00 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2000 / 22 |
| | | | | | | | | | | | | | | | | COND | 20 20 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 21 % GD 79 |
| | | | | | | | | | | | | | | | | RCNLD | \$345,400 |