

Key: 7077

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.762

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
JOSEPH JASON & KARA 10 RUSTLEWOOD DR CANTON, MA 02021				69-3-3-0				308 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JOSEPH JASON & KARA				01/05/2018	V	404,000	(126280)				
STONERIDGE KITCHEN & BATH				09/21/2017	F	1	(125799)				
BAYLIS STEVEN P & KAREN M				07/30/2013	H	340,000	(119374)				

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	%
18-767	10/30/2018	3	ALTERATIONS	9,900	06/19/2019	JD	100	100
96-192	05/01/1996	3	ALTERATIONS				100	100
91-328	07/11/1991	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	4,240 HUM	1.00	100	1.00	100	1.00	594,000	8.10	100	1.00	468,570

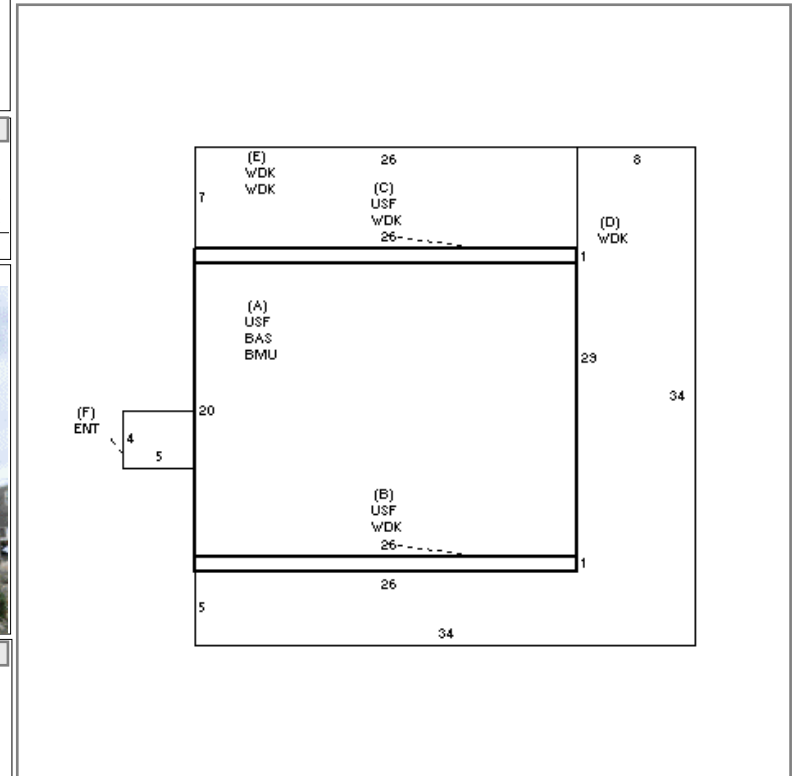
TOTAL	4,240 SF	ZONING	FRNT	106	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	468,600	426,000		
Inf1	FACTOR 100		BUILDING	217,900	201,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	686,500	627,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/19/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/19/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/11/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1953 <th>SIZE ADJ</th> <td>1.000 </td>	SIZE ADJ	1.000
NET AREA	1,092 <th>DETAIL ADJ</th> <td>0.970 </td>	DETAIL ADJ	0.970
\$NLA(RCN)	\$277 <th>OVERALL</th> <td>1.000 </td>	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$3,880	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	520		59.57	30,977
A	BAS	L	BASE AREA	520	1953	225.33	117,173
+	USF	L	UPPER STORY FIN	572	1953	204.92	117,212
+	WDK	N	WOOD DECK	818		38.40	31,411
F	ENT	N	ENCLOSED ENTRY	20		97.70	1,954

TOTAL RCN	302.607
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$217,900