

Key: 7108

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.791

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SALGADO-BRAGA CRISTIANA 288 C STREET, UNIT 7 SOUTH BOSTON, MA 02127				69-1-8-0				296 CENTRAL AV			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				SALGADO-BRAGA CRISTIANA				08/03/2020	QS	488,000	(130544)
				BARICH LINDA & KENNETH				04/29/2011	F	-100	(115964)
				BUSTEAD LINDA L				09/23/1994	F		(77066)


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 %
23-0624	07/18/2023	3	ALTERATIONS	36,000			0 0
13-398	07/01/2013	3	ALTERATIONS	950	06/17/2014	MR	100 100
91-646	11/15/1991	3	ALTERATIONS				100 100
91-142	04/01/1991	3	ALTERATIONS				100 100

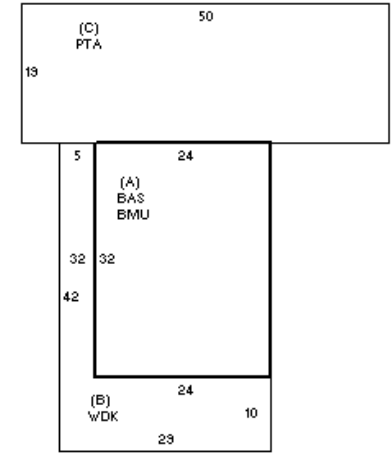
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,500	HUM	1.00	100	1.00	100	1.00	WF7	1.70		615,680

DETACHED

TOTAL	10,500 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	615,700	526,800		
Inf1	FACTOR 100		BUILDING	160,600	142,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>776,300</b>	<b>669,600</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/17/2014
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/30/2021	JD	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	10/13/2009	EST	MLS
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	9/28/2020	JD	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	250,998
NET AREA	768	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		51.24	39,349	CONDITION ELEM	CD
\$NLA(RCN)	\$327	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	768	1940	221.82	170,361	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	450		38.40	17,280	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	C	PTA	N	PATIO	950		14.90	14,155	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	BATHS	A
				INT FINISH	1	PLASTER	1.00									HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A
				FUEL SOURCE	2	GAS	1.00										

EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$160,600