

Key: 7212

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.894

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
CHARBONEAU THOMAS J TR & JEANNE A TR 12 BUCKTHORN LN NORTH ATTLEBORO, MA 02760				70-1-21-0				178 CENTRAL AV				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				CHARBONEAU THOMAS J TR & FISH THOMAS A				07/31/2013	QS	860,000	43428-102 26995-348	
FISH THOMAS & FERRAN SUSA				11/10/2003	F		22789-101					
FISH THOMAS & FERRAN SUSA				09/05/2002	QS	710,000						

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 %
19-734	09/30/2019	3	ALTERATIONS	5,000	08/11/2020	JD	100 100
18-853	12/06/2018	3	ALTERATIONS	35,000	06/19/2019	JD	100 100
17-720	11/08/2017	3	ALTERATIONS	50,000	06/12/2018	JD	100 100
04-265	05/07/2004	3	ALTERATIONS	20,000	08/26/2004	SJ	100 100
98-863	07/22/1998	3	ALTERATIONS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,940	HUM 1.00	100	1.00	100	1.00	748,000	2.80	100	1.00	WF7 1.70	623,210

TOTAL	12,937 SF	ZONING	FRNT	33	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	623,200	533,200
Infl1	FACTOR 100		LAND	464,800	418,100		
Infl2	PHY 100		BUILDING	900	900		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,088,900</b>	<b>952,200</b>

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	30 0.70	10 X 8		80 15.97	900	08/11/2020



BUILDING	CD	ADJ	DESC	MEASURE	6/12/2018	JD
MODEL	1		RESIDENTIAL	LIST	6/12/2018	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/11/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	528,223		
NET AREA	1,976	DETAIL ADJ	1.078	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	988	1980	239.47	236,595	CONDITION ELEM	CD		
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	988	1980	217.77	215,158	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	1,638		42.24	69,189	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00		ODS	O	OUT DOOR SHOWER	1		1,590.60	1,591	KITCHEN	G		
				FLOOR COVER	13	COMB	1.00									BATHS	G		
				INT FINISH	2	DRYWALL	1.00									HEAT	G		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2010 / 12
																		COND	12 12 %
																		FUNC	0
																		ECON	0
																		DEPR	12 % GD 88
																		RCNLD	\$464,800

