

Key: 7252

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.933

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
RIST WENDY LEONG TR 7 HUDSON ST, UNIT 5S BOSTON, MA 02111				70-2-33-0				18 ATLANTIC DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
RIST WENDY LEONG TR				11/23/2022	F	1	57450-168					
RIST WENDY				07/17/2020	O	489,000	53089-115					
COREY NORMA E TRS				02/20/2004	F	100	27579-205					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,877	HUM	1.00	100	1.00	100	1.00	WF7	1.70		593,460

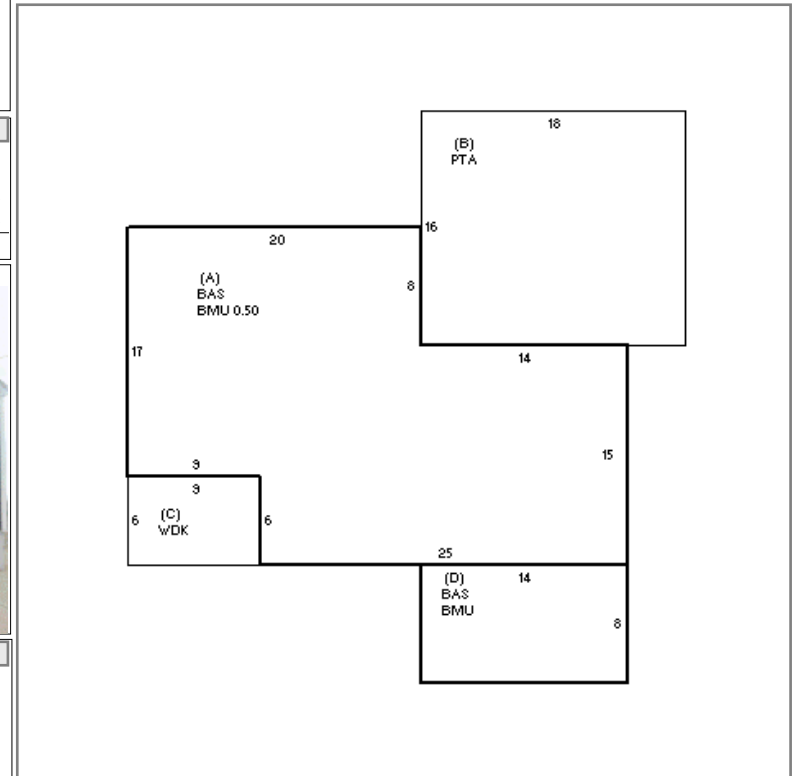
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
92-511	06/01/1992	7	OTHERS		09/21/2022	JD	100	100
		3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

TOTAL	4,877 SF	ZONING		FRNT	46	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	593,500	507,800			
Infl1	FACTOR 100		BUILDING	116,800	108,700			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	710,300	616,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	3/25/2021	JD
MODEL	1		RESIDENTIAL	LIST	3/25/2021	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	9/21/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	182,485			
NET AREA	728	DETAIL ADJ	0.722	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	420		63.15	26,523	CONDITION ELEM	CD			
\$NLA(RCN)	\$251	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	728	1948	192.38	140,051			EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	288		14.90	4,291	INTERIOR	A			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	54		38.41	2,074	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				
				HEATING/COOLING	13	NONE	0.85									ELECT	A			
				FUEL SOURCE	8	NONE	1.00													
																		EFF.YR/AGE	1968 / 54	
																		COND	36 36%	
																		FUNC	0	
																		ECON	0	
																		DEPR	36 % GD 64	
																		RCNLD	\$116,800	