

Key: 7264

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.944

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BARISANO HOLLY A & JEFFREY A 8 WENDY DR SCITUATE, MA 02066				71-10-4-0				43 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BARISANO HOLLY A & JEFFREY				08/01/2006	A	1	33123-241				
HARRISON BRENDA TRUSTEE				08/01/1994	L	129,900	13059-122				
FEDERAL HOME LOAN MORTGAGE				05/19/1994	L	175,000	12890-179				

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	%
99-489	09/01/1999	2	ADDITIONS				100	100

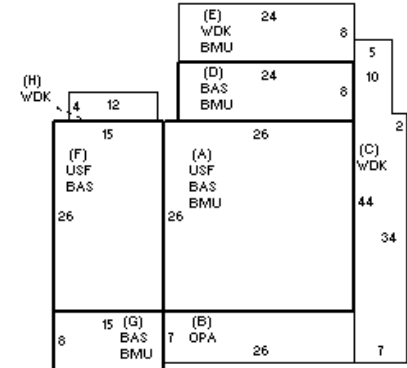
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	HUM 1.00	100	1.00	100	1.00	550,000	3.58	100	1.00	R08 1.25	451,490

TOTAL	10,000 SF	ZONING		FRNT	78	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	451,500	410,500		
Inf1	FACTOR 100		BUILDING	260,000	244,100			
Inf2	PHY 100		DETACHED	11,800	11,200			
			OTHER	0	0			
				TOTAL	723,300	665,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 60 0.40	GARAGE		924	31.96	11,800



BLDG COMMENTS
FY12 FR- COLONIAL TO CONV



BUILDING	CD	ADJ	DESC	MEASURE	10/28/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/28/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/9/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,444	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,180		49.60	58,526
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,066	1925	238.49	254,229
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	182	56.65	10,310
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	528		42.24	22,303	
ROOMS	7	1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	1,378	1925	262.25	361,382	
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02									
# 1/2 BATHS	1	1.00	FUEL SOURCE	99	N/A	1.00									
TOT FIXTURES	6	\$6,463													
# UNITS	1	1.00													

TOTAL RCN	722,274
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$260,000