

Key: 7340

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.016

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BARISANO JEFFREY & HOLLY 8 WENDY DR SCITUATE, MA 02066				71-4-4-0				82 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BARISANO JEFFREY & HOLLY				07/08/2022	QS	765,000	57007-196				
BROADLEY KATHLEEN				03/18/1993	QS		11714-64				
BROADLEY JOHN & KATHLEEN				10/09/1980	XX		4891-91				

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	%
07-351	06/28/2007	2	ADDITIONS	56,000	08/21/2008	SJ	100	100
07-351	06/28/2007	2	ADDITIONS	56,000	09/09/2009	SJ	100	100
07-351	06/28/2007	2	ADDITIONS	56,000	09/09/1990	SJ	100	100
07-351	06/28/2007	2	ADDITIONS	56,000	09/10/2010	SJ	100	100
94-276	06/22/1994	3	ALTERATIONS				100	100

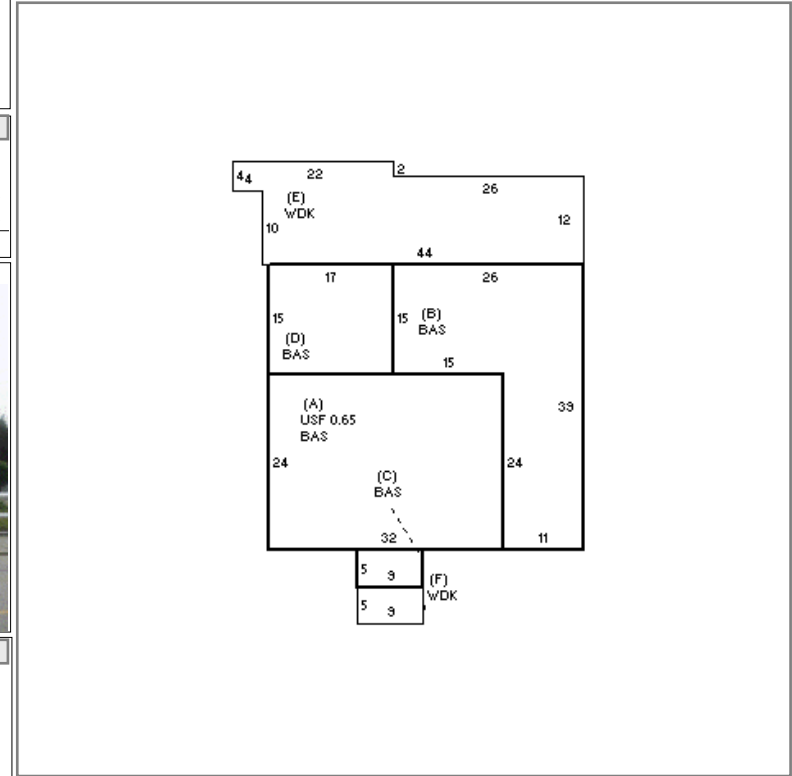
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,000	HUM	1.00	1.00	1.00	1.00	550,000	5.02	100	1.00	R08 1.25	443,430

TOTAL	7,000 SF	ZONING		FRNT	186	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	443,400	403,100			
Inf1	FACTOR 100		BUILDING	372,200	350,700			
Inf2	PHY 100		DETACHED	1,200	500			
			OTHER	0	0			
			<b>TOTAL</b>	<b>816,800</b>	<b>754,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X12		120	13.93	1,200



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	6/12/2023	JD
MODEL	1		RESIDENTIAL	LIST	6/12/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/19/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,221	DETAIL ADJ	1.133	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,467	1950	224.03	328,650
\$NLA(RCN)	\$236	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	499	1950	203.73	101,661
				ROOF SHAPE	1	GABLE	1.00	D	BAS	L	BASE AREA	255	2008	224.03	57,127
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	625		38.40	24,000
				FLOOR COVER	14	COMB	1.00	F11	O	FPL 1S 10P	1		7,281.00	7,281	
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	524,157
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1975 / 47
COND	29 29%
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$372,200