

Key: 7348

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.024

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WRIGHT PLACE LLC 6391 GLENRIDGE DR, #160 SANDY SPRINGS, GA 30328				71-4-9-0				35 CONCORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WRIGHT PLACE LLC				02/03/2022	F	10	56400-91				
WRIGHT JR RICHARD H				05/24/2012	A	109,412	41413-336				
WRIGHT RICHARD H				08/22/1986	QS		7054-203				

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	%
19-631	08/26/2019	3	ALTERATIONS	17,727	08/12/2020	JD	100	100
91-733	11/26/1991	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500	HUM	1.00	100	1.00	100	1.00	WF7	1.70		605,060

TOTAL	7,500 SF	ZONING		FRNT	146	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	605,100	517,700		
Inf1	FACTOR 100		BUILDING	353,300	314,200			
Inf2	PHY 100		DETACHED	12,300	11,800			
			OTHER	0	0			
				TOTAL	970,700	843,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60 20 X 20		400	49.28	11,800
SHF	A	1.00	40 0.60 6 X 8		48	17.03	500

PHOTO 08/12/2020

BUILDING	CD	ADJ	DESC	MEASURE	8/12/2020	JD
MODEL	1		RESIDENTIAL	LIST	8/12/2020	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%]			

BLDG COMMENTS

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	588,751			
NET AREA	2,030	DETAIL ADJ	1.186	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,070	1910	262.08	280,430	CONDITION ELEM	CD			
\$NLA(RCN)	\$290	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	960	1910	238.34	228,804	EXTERIOR	A			
				ROOF SHAPE	2	HIP	1.00	+	WDK	N	WOOD DECK	492		42.24	20,782	INTERIOR	A			
				ROOF COVER	2	WOOD SHINGLES	1.01	+	OPA	N	OPEN PORCH	430		56.65	24,360	KITCHEN	A			
				FLOOR COVER	2	SOFTWOOD	1.00	+	EPA	N	ENCLOSED PORCH	192		99.22	19,050	BATHS	A			
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT				
				HEATING/COOLING	99	N/A	1.00									ELECT	A			
				FUEL SOURCE	99	N/A	1.00													
																		EFF.YR/AGE	1968 / 54	
																		COND	36 36 %	
																		FUNC	4 PARTIAL HEAT	
																		ECON	0	
																		DEPR	40 % GD 60	
																		RCNLD	\$353,300	