

Key: 7457

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.131

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BOUCHER CARMEN TR 2 VAN NORDEN STREET CAMBRIDGE, MA 02140				72-17-11-0				26 BERRY AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BOUCHER CARMEN TR				04/12/1994	F	1 (86186)					
BOUCHER NORMAN & CARMEN				01/01/1974	XX	52150-0					
BOUCHER NORMAN R AND CARM				01/01/1974	QS	30,000 (C00052150)					

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	%
90-740	12/03/1990	2	ADDITIONS				100	100
89-560	09/11/1989	3	ALTERATIONS				100	100

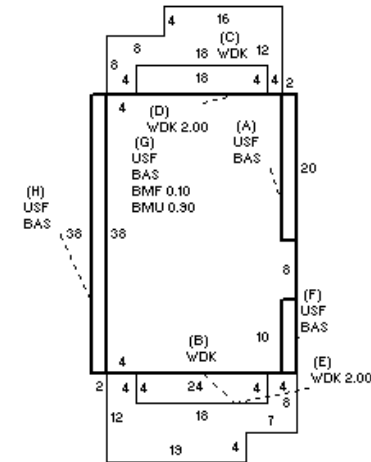
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,600 HUM	1.00	100	1.00	100	1.00	550,000	6.21	100	1.00	R08 1.25	438,960

TOTAL	5,600 SF	ZONING	FRNT	161	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	439,000	399,100		
Inf1	FACTOR 100		BUILDING	393,900	369,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	832,900	768,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/19/2003

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/22/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/22/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/8/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	525,172
NET AREA	2,128	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,064	1973	216.94	230,820		
\$NLA(RCN)	\$247	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,064	1973	197.28	209,905		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	684		42.24	28,893		
				ROOF COVER	1	ASPH SHINGLES	1.00	G	BMU	N	BSMT UNFINISHED	835		53.03	44,276		
				FLOOR COVER	14	COMB	1.00	G	BMF	N	BSMT FINISH-SEP	93		74.43	6,922		
				INT FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	5	ELECTRIC BB	0.99										
				FUEL SOURCE	3	ELECTRIC	1.00										

TOTAL RCN	525,172
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$393,900