

Key: 7756

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.422

LEGAL

LAND

DETACHED

BUILDING

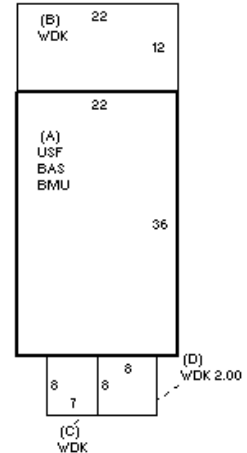
CURRENT OWNER		PARCEL ID	LOCATION			
DIBENEDETTO ALBERT & JOAN L 14 FRANKLIN STREET MARSHFIELD, MA 02050		73-11-6-0	14 FRANKLIN ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
DIBENEDETTO ALBERT & JOAN		01/01/1978	QS		(58845)	

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	%

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,200	HUM 1.00	100	1.00	100	1.00	550,000	10.62	100	1.00	R08 1.25	429,110

TOTAL	3,180 SF	ZONING		FRNT	39	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	429,100	390,100		
Inf1	FACTOR 100		BUILDING	296,600	278,500			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	725,700	668,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/14/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/14/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	1,584	DETAIL ADJ	1.020
\$NLA(RCN)	\$250	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,080	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	792		50.69	40,145
A	BAS	L	BASE AREA	792	1979	215.45	170,633
A	USF	L	UPPER STORY FIN	792	1979	195.93	155,173
+	WDK	N	WOOD DECK	448		38.40	17,203
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	395,473
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	\$296,600