

Key: 7798

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.464

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BERUBE CAROL A 1415 CENTRAL ST EAST BRIDGEWATER, MA 02333				73-15-10-F				10 JULIAN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BERUBE CAROL A				10/09/2020	QS	449,000 (130911)					
LYONS ROBERT J & CHRISTEN				07/03/2002	QS	1 (101587)					
LYONS ROBERT J				03/30/1999	QS	135,000 (L00095156)					

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	%
00-522	10/30/2000	3	ALTERATIONS				100	100
99-332	06/23/1999	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

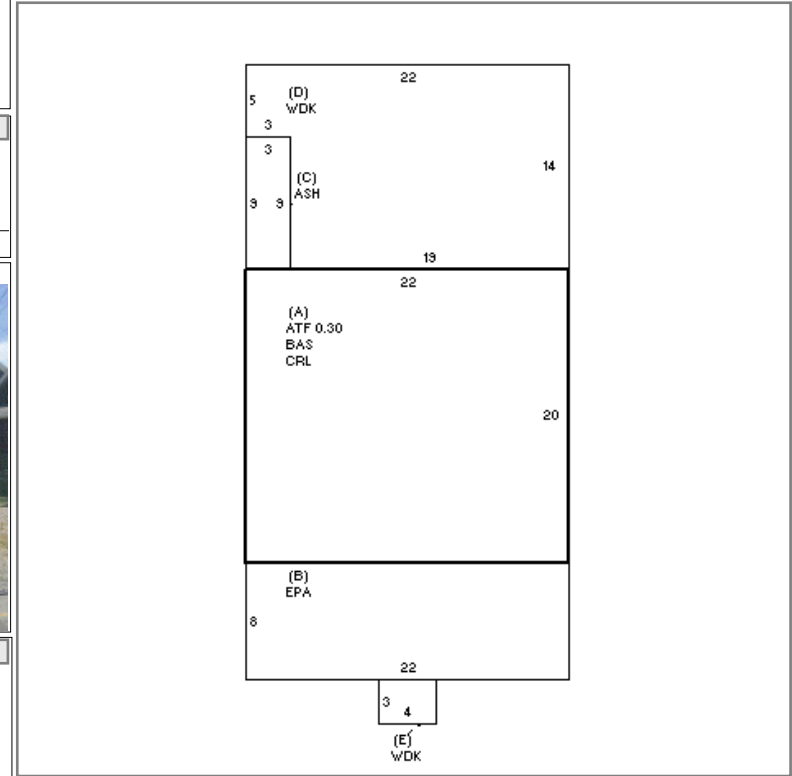
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,200	HUM	1.00	100	1.00	100	1.00	R08	1.25		429,110

TOTAL	3,200 SF	ZONING		FRNT	41	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	429,100	390,100		
Inf1	FACTOR 100		BUILDING	110,400	98,200			
Inf2	PHY 100		DETACHED	900	900			
			OTHER	0	0			
				TOTAL	540,400	489,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X8		80	15.97	900



BUILDING	CD	ADJ	DESC	MEASURE	5/25/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/25/2021	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS	
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YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	572	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	440		14.10	6,204	
\$NLA(RCN)	\$292	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	440	1940	249.96	109,981	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	132	1940	161.50	21,318
STORIES	1	1.00	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	176		90.20	15,875
ROOMS	4	1.00	1	1.00	FLOOR COVER	2	SOFTWOOD	1.00	C	ASH	N	ATT SHED	27		22.33	603
BEDROOMS	2	1.00	1	1.00	INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	293		38.40	11,251
BATHROOMS	1	1.00			HEATING/COOLING	1	FORCED AIR	1.00								
# 1/2 BATHS	0	1.00			FUEL SOURCE	2	GAS	1.00								
TOT FIXTURES	3	\$2,040														
# UNITS	1	1.00														

TOTAL RCN	167,272
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1970 / 52
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$110,400