

Key: 9719

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.322

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LABRESH JOSEPH 138 STOCKBRIDGE RD SCITUATE, MA 02066				54-2-23-C				138 STOCKBRIDGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LABRESH JOSEPH				06/30/2017	QS	699,900	48623-125				
O'NEILL ROBERT V				07/28/2016	U	200,000	47239-241				
DELRYN DEVELOPMENT LLC &				07/28/2016	F	100	47239-236				

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	%
16-359		1	NEW CONST	190,000	07/28/2016	SJ	5	5
16-359		1	NEW CONST	190,000	05/31/2016	SJ	100	100
		1	NEW CONST				0	0
		5	SPLIT/SUB/LA				100	100

LAND

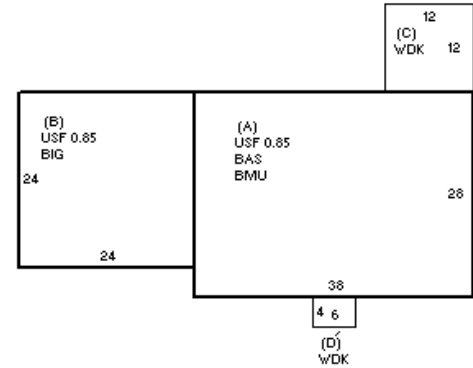
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 GB	1.00	100	1.00	374,000	1.00	100	1.00	R02	0.85	343,430
300	A	0.452 GB	1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	7,610

DETACHED

TOTAL	1.370 Acres		ZONING	FRNT	127	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH		NOTE			LAND	351,000	300,700
Infl1	FACTOR 100			BUILDING	695,900	625,600		
Infl2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				<b>TOTAL</b>		<b>1,046,900</b>	<b>926,300</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/11/2017



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/31/2017	SJ
MODEL	1		RESIDENTIAL	LIST	5/31/2017	
STYLE	4	1.10	CAPE [100%]	REVIEW		
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	2017	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	732,504
NET AREA	2,458	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,064		55.62	59,183		
\$NLA(RCN)	\$298	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,064	2017	264.54	281,466		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,394	2017	240.57	335,350		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BIG	N	BUILT-IN GARAGE	576		57.98	33,396		
				FLOOR COVER	12	COMB	1.00	+	WDK	N	WOOD DECK	168		46.08	7,741		
				INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		6,667.20	6,667		
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2017 / 5	
COND	5	5%
FUNC	0	
ECON	0	
DEPR	5	% GD 95
RCNLD	\$695,900	