

Key: 11112

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.574

LEGAL

LAND

DETACHED

BUILDING

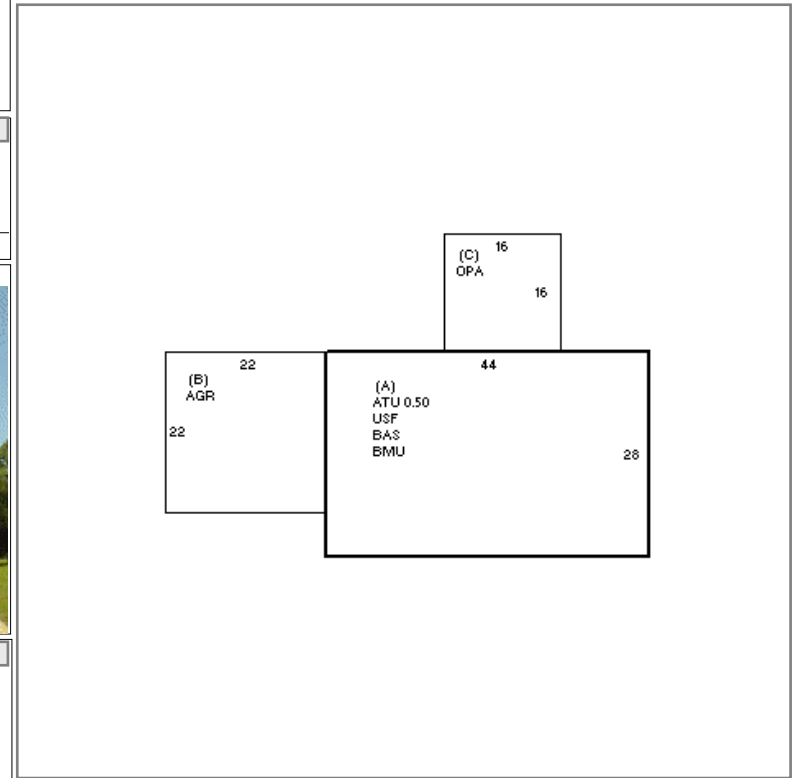
CURRENT OWNER				PARCEL ID				LOCATION			
BRENNAN WM F JR & MARY T				25-2-6-1				26 FOX VINE LN			
26 FOX VINE LN				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				BRENNAN WM F JR & MARY T				08/29/1996	D	112,500	(90162)

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	%
04-086	02/23/2004	3	ALTERATIONS	10,000	07/14/2004	SJ	100	100
96-477	11/17/1997	3	ALTERATIONS				100	100
96-477	10/01/1996	1	NEW CONST				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,000	NS 1.00	100	1.00	100	1.00	440,000	1.87	100	1.00	R04 1.00	377,740

TOTAL	19,994 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE	LAND	377,700	343,400		
Infl1	FACTOR 100		BUILDING	524,300	485,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	902,000	828,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/8/2009	PL
MODEL	1		RESIDENTIAL	LIST	4/8/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/1/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

FY12 FR- VG TO AVG

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	663,708	
NET AREA	2,464	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,232		49.09	60,477	CONDITION ELEM	CD	
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,232	1997	222.59	274,227	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,232	1997	202.42	249,380	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	616		40.70	25,071	KITCHEN		
				FLOOR COVER	13	COMB	1.00	B	AGR	N	ATT GARAGE	484		48.90	23,667	BATHS		
				INT FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	256		56.65	14,502	HEAT		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT		
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2.5	1.00															
ROOMS		9	1.00															
BEDROOMS		4	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		8	\$7,322															
# UNITS		1	1.00															
																EFF.YR/AGE	2000 / 22	
																COND	20 20 %	
																FUNC	0	
																ECON	0	
																DEPR	21 % GD 79	
																RCNLD	\$524,300	