

Key: 12131

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 9.034

LEGAL

LAND

DETACHED

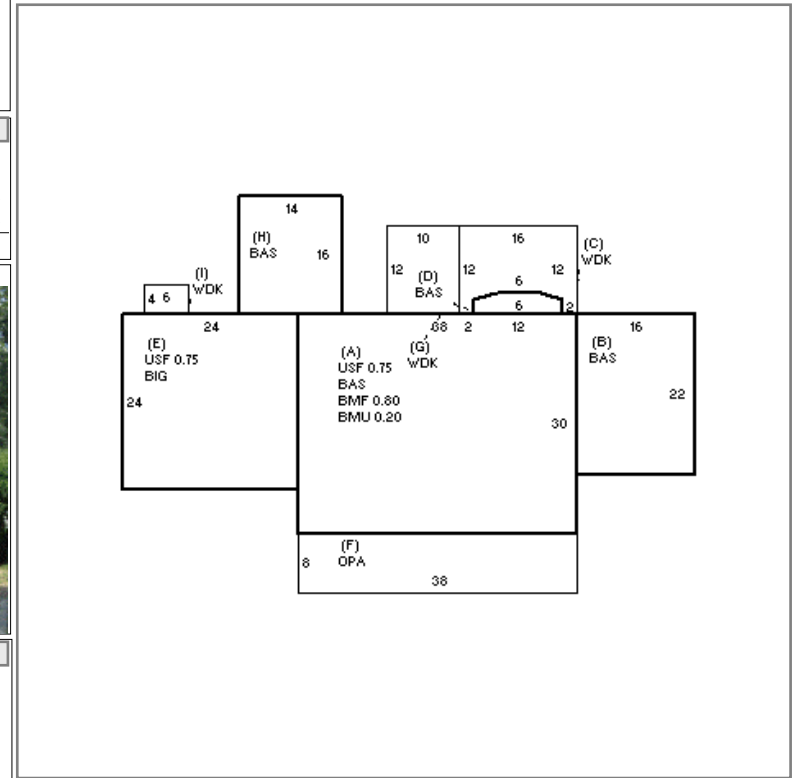
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRENNET ANDREW H & LEVINE STACY L 30 CURTIS ST SCITUATE, MA 02066				26-1-9-A				30 CURTIS ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BRENNET ANDREW H & THAUTE EDWARD C & PRATT AARON & RENA E				06/01/2022	QS	1,355,000 (133952)					
				11/21/2007	O	750,000 (111338)					
				07/27/2006	A	240,000 (109373)					

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 %
23-0504	06/13/2023	3	ALTERATIONS	95,300	07/13/2023	JD	50 50
23-407	05/11/2023	3	ALTERATIONS	60,300	07/13/2023	JD	30 30
		1	NEW CONST		06/17/2008	SJ	100 100
08-129	04/01/2008	3	ALTERATIONS	35,000	06/17/2008	SJ	100 100
07-684	11/19/2007	2	ADDITIONS	23,000	06/17/2008	SJ	100 100

TOTAL	23,625 SF	ZONING	FRNT	140	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND		344,600	330,700	
Inf1	FACTOR 100		BUILDING		779,200	699,500	
Inf2	PHY 100		DETACHED		9,200	1,300	
			OTHER		0	0	
			TOTAL		1,133,000	1,031,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X6	2008	48	17.03	700
IPF	A	1.00	50 0.50 14X35	2023	490	34.87	8,500



BUILDING	CD	ADJ	DESC	MEASURE	11/28/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/28/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/13/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	916,730
NET AREA	3,036	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	228		54.61	12,451	CONDITION ELEM	CD
\$NLA(RCN)	\$302	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	912		76.66	69,918	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,287	2007	233.53	300,552	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,749	2007	256.80	449,137	KITCHEN	A
				FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	303		46.08	13,962	BATHS	G
				INT FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	576		57.98	33,396	HEAT	A
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	OPA	N	OPEN PORCH	304		61.80	18,787	ELECT	A
				FUEL SOURCE	2	GAS	1.00	F11	O	FPL 1S 1OP	1		8,737.20	8,737			
								GEN	O	GENERATOR	1		0.00				
				CAPACITY		UNITS	ADJ										
STORIES		1.75		1.00													
ROOMS		9		1.00													
BEDROOMS		4		1.00													
BATHROOMS		2		1.00													
# 1/2 BATHS		1		1.00													
TOT FIXTURES		9		\$9,790													
# UNITS		1		1.00													
EFF.YR/AGE		2009 / 13															
COND		13 13 %															
FUNC		2 uc															
ECON		0															
DEPR		15 % GD		85													
RCNLD		\$779,200															