

Key: 154

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 136

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BRODERICK FRANCIS X & GERALYN 728 COUNTRY WAY SCITUATE, MA 02066				12-5-1-0				728 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRODERICK FRANCIS X & GER				10/13/1989	QS		9401-240				
BRODERICK FRANCIS X				05/17/1979	QS		4657-153				
BARBER FRANK T III AND JA				01/01/1973	XX		3810-594				

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	%
04-287		3	ALTERATIONS	19,500	04/01/2004	SJ	100	100
99-616	12/14/1999	3	ALTERATIONS				100	100
04-287		3	ALTERATIONS				100	100

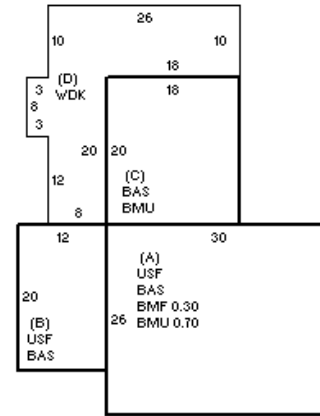
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	NS 1.00	100	1.00	374,000	1.87	100	1.00	R02	0.85	321,080

TOTAL	20,000 SF	ZONING	FRNT	262	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	321,100	309,100
Inf1	FACTOR 100		BUILDING	360,000	343,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	681,100	653,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

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

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	2,400	DETAIL ADJ	1.020
\$NLA(RCN)	\$227	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	906		45.51	41,232
EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	234		63.89	14,950
ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	1,020	1954	181.26	184,885
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,380	1954	199.32	275,061
FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	444		38.40	17,050
INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	545,497
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1970 / 52
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$360,000