

Key: 1834

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.761


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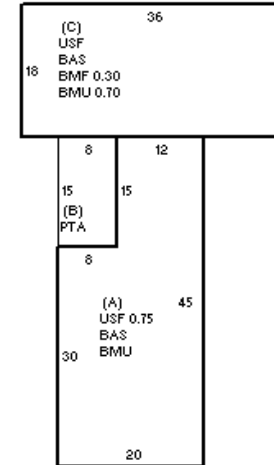
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|---|---|-----------|------|------------|-------|----------|-------------------|---------------------|--------------|-----|------------|------------|--------|---------------|--------|------------|----|--------|-----|
| BRODSKY ADAM J 611 FIRST PARISH RD SCITUATE, MA 02066 | | | | 30-2-1-0 | | | | 611 FIRST PARISH RD | | | | 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 1 | |
| TRANSFER HISTORY | | | | DOS | | T | SALE PRICE | | BK-PG (Cert) | | PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| BRODSKY ADAM J | | | | 03/06/2020 | | F | 100 52439-309 | | | | 11-053 | 02/07/2011 | 3 | ALTERATIONS | 10,000 | 06/30/2011 | SJ | 100 | 100 |
| BRODSKY ATHENA C & ADAM J | | | | 10/30/1998 | | G | 172,400 16764-281 | | | | 09-354 | 11/04/2009 | 3 | ALTERATIONS | 2,500 | 07/29/2010 | SJ | 100 | 100 |
| WHITTEMORE PHILLIP PRATT | | | | 01/01/1951 | | XX | 2110-374 | | | | | | 2 | ADDITIONS | | 06/16/2005 | SJ | 100 | 100 |
| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | | |
| 100 | S | 40,000 WS | 1.00 | 100 | 1.00 | 374,000 | 1.00 | 100 | 1.00 | R03 | 0.85 | 343,430 | | | | | | | |
| 300 | A | 0.212 WS | 1.00 | 100 | 1.00 | 16,830 | 1.00 | 100 | 1.00 | R03 | 0.85 | 3,570 | | | | | | | |

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| TOTAL | 1.130 Acres | | ZONING | FRNT | 664 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|------------------|-----------|---------|----------|---------|----------|
| Ngh | W. SCITUATE | | N O T E | IN M31... | | LAND | 347,000 | 315,600 |
| Infl1 | FACTOR 100 | | | BUILDING | 454,200 | 410,100 | | |
| Infl2 | PHY 100 | | | DETACHED | 0 | 0 | | |
| | | | | OTHER | 0 | 0 | | |
| | | | | TOTAL | 801,200 | 725,700 | | |

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| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 09/15/2003 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
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| BUILDING | CD | ADJ | DESC | MEASURE | 6/30/2011 | SJ |
|----------|----|------|-------------------|---|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/30/2011 | EST |
| STYLE | 19 | 1.15 | ANTIQUE [100%] | REVIEW | 3/23/2011 | KT |
| QUALITY | A | 1.00 | AVERAGE [100%] | BLDG COMMENTS | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | FY12 STYLE CHANGE FROM CONV TO ANTIQUE. | | |

| YEAR BLT | 1847 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 658,297 | | |
|--------------|-------|------------|---------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 2,661 | DETAIL ADJ | 1.173 | FOUNDATION | 5 | BRICK/STONE | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,234 | | 43.11 | 53,198 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$247 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 780 | 1847 | 225.51 | 175,897 | EXTERIOR | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 585 | 1847 | 205.08 | 119,969 | INTERIOR | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | PTA | N | PATIO | 120 | | 14.90 | 1,788 | KITCHEN | | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | C | BMF | N | BSMT FINISH-SEP | 194 | | 60.52 | 11,741 | BATHS | | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | C | BAS | L | BASE AREA | 648 | 2003 | 225.51 | 146,130 | HEAT | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | C | USF | L | UPPER STORY FIN | 648 | 2003 | 205.08 | 132,889 | ELECT | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | | EFF.YR/AGE | 1972 / 50 |
| STORIES | | 1.75 | 1.00 | | | | | | | | | | | | | | | COND | 31 31 % |
| ROOMS | | 9 | 1.00 | | | | | | | | | | | | | | | FUNC | 0 |
| BEDROOMS | | 4 | 1.00 | | | | | | | | | | | | | | | ECON | 0 |
| BATHROOMS | | 3 | 1.00 | | | | | | | | | | | | | | | DEPR | 31 % GD 69 |
| # 1/2 BATHS | | 0 | 1.00 | | | | | | | | | | | | | | | RCNLD | \$454,200 |
| TOT FIXTURES | | 9 | \$8,446 | | | | | | | | | | | | | | | | |
| # UNITS | | 1 | 1.00 | | | | | | | | | | | | | | | | |