

Key: 2049

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.975

LEGAL

LAND

DETACHED

BUILDING

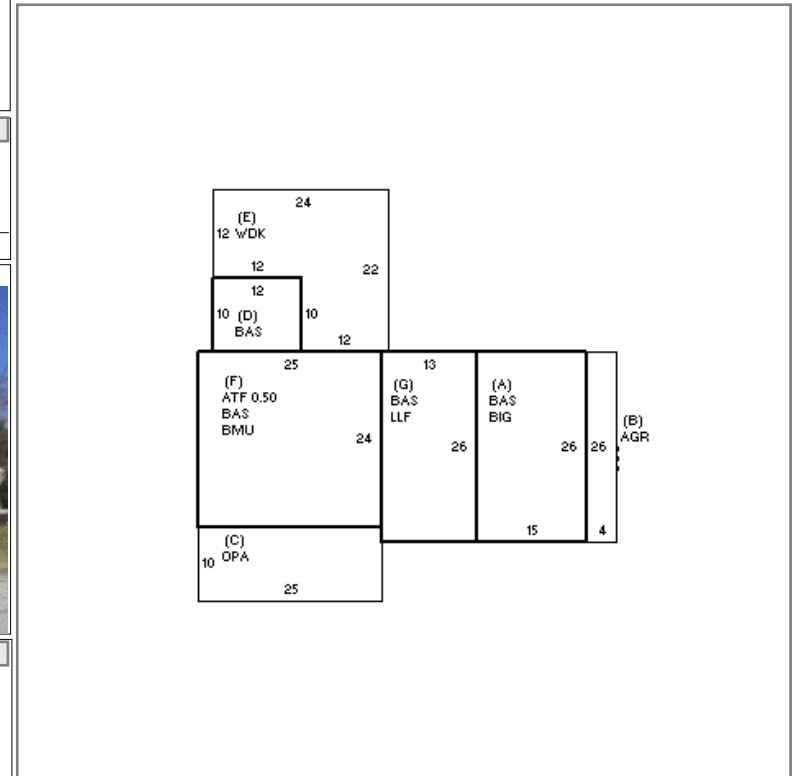
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|--|----|---------|----------|----------------------|----|------------|--------------|
| BRONSON ASHLEY G & KANE BRIAN STEWART 25 GRIDLEY BRYANT RD SCITUATE, MA 02066 | | | | 20-4-6-G | | | | 25 GRIDLEY BRYANT RD | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) |
| | | | | BRONSON ASHLEY G & MARTIN MICHAEL J & OBRIEN MARY PATRICIA | | | | 08/27/2021 | QS | 825,000 | 55553-207 |
| | | | | 11/14/1996 | QS | 182,500 | 14782-69 | | | | |
| | | | | 03/31/1989 | QS | 195,000 | 9064-17 | | | | |

| 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 | % |
| 08-056 | | 7 | OTHERS | | 03/21/2022 | JD | 100 | 100 |
| 03-471 | 02/05/2008 | 7 | OTHERS | | 09/20/2021 | JD | 100 | 100 |
| 02-281 | 08/11/2003 | 3 | ALTERATIONS | 6,000 | 05/27/2008 | SJ | 100 | 100 |
| | 06/03/2002 | 3 | ALTERATIONS | 8,000 | 07/06/2004 | SJ | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|-----|------|------------|-----------|
| 100 | S | 20,184 | NS 1.00 | 100 | 1.00 | 100 | 1.00 | | R03 | 0.85 | | 321,310 |

| TOTAL | 20,184 SF | ZONING | | FRNT | 399 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|--------|----------|---------|---------|--------------|----------------|----------------|
| Ngh | NO. SCITUATE | NOTE | | | | LAND | 321,300 | 309,300 |
| Inf1 | FACTOR 100 | | BUILDING | 458,400 | 412,500 | | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 779,700 | 721,800 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 3/21/2022 | JD |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/21/2022 | EST |
| STYLE | 3 | 1.00 | SPLIT LEVEL [100%] | REVIEW | 9/20/2021 | JD |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

MLS

| YEAR BLT | 1974 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 532,980 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 2,086 | DETAIL ADJ | 1.030 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BIG | N | BUILT-IN GARAGE | 390 | | 50.11 | 19,545 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$256 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | B | AGR | N | ATT GARAGE | 104 | | 48.65 | 5,060 | EXTERIOR | G |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | OPA | N | OPEN PORCH | 250 | | 56.65 | 14,163 | INTERIOR | G |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | BAS | L | BASE AREA | 1,448 | 1974 | 226.66 | 328,197 | KITCHEN | V |
| | | | | FLOOR COVER | 24 | COMB | 1.00 | E | WDK | N | WOOD DECK | 408 | | 42.24 | 17,234 | BATHS | V |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | F | BMU | N | BSMT UNFINISHED | 600 | | 61.73 | 37,039 | HEAT | A |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | F | ATF | L | ATTIC FINISH | 300 | 1974 | 146.44 | 43,933 | ELECT | U |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | G | LLF | L | LOWER LEVEL FIN | 338 | 1974 | 156.34 | 52,842 | | |
| | | | | | | | | | F11 | O | FPL 1S 1OP | 1 | | 8,009.10 | 8,009 | | |
| | | | | | | | | | GEN | O | GENERATOR | 1 | | 0.00 | | | |
| | | | | | | | | | ODS | O | OUT DOOR SHOWER | 1 | | 1,520.20 | 1,520 | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2008 / 14 |
| | | | | | | | | | | | | | | | | COND | 14 14 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 14 % GD 86 |
| | | | | | | | | | | | | | | | | RCNLD | \$458,400 |