

Key: 2347

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.258

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION			
BRENNAN MICHAEL J & SUZANNE O 18 CURTIS ST SCITUATE, MA 02066				26-1-12-0				18 CURTIS ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRENNAN MICHAEL J & SUZAN				06/21/2007	F	100	34703-130				
ORAM SUZANNE				06/21/1994	QS	295,000	12962-76				
MURPHY JOHN J JR & JUDITH				06/30/1989	QS	255,000	9224-326				

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 %
21-12	01/06/2021	3	ALTERATIONS	27,210	06/28/2021	JD	100 100
16-259	05/17/2016	7	OTHERS	35,000	07/06/2016	SJ	100 60
16-259	05/17/2016	7	OTHERS	35,000	06/28/2017	SJ	100 100
11-062	02/18/2011	3	ALTERATIONS	22,000	06/27/2011	SJ	100 100
07-303	06/05/2007	3	ALTERATIONS	35,700	08/20/2008	SJ	100 100

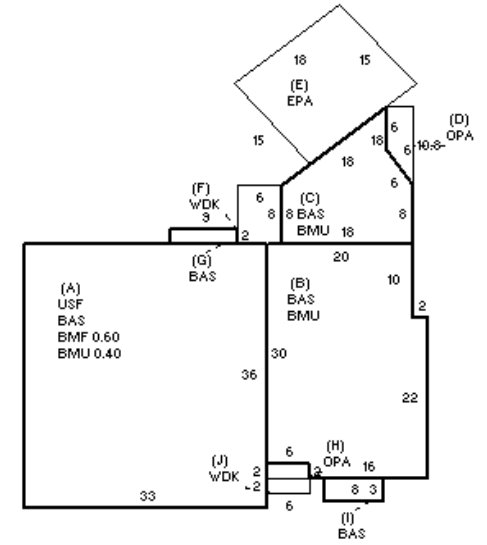
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	1.00	100	1.00	R04	0.90		363,640
300	A	0.618	SC	1.00	100	1.00	100	1.00	R04	0.90		11,010

TOTAL	1.536 Acres	ZONING	FRNT	161	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE IN M27. . . .	LAND		374,700	360,100	
Inf1	FACTOR 100		BUILDING		818,100	727,600	
Inf2	PHY 100		DETACHED		32,000	30,500	
			OTHER		0	0	
			TOTAL		1,224,800	1,118,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 16X11	1998	176	12.62	1,800
IPG	A	1.00	10 0.90 18X38	2016	684	34.99	21,500
PLH	+	1.10	20 0.80 16X12		192	39.86	6,100
PTD	A	1.00	30 0.70 18X10, 28X12		516	7.24	2,600



BLDG COMMENTS
FY12 FR-CAPE TO CONV



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/28/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/28/2021	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/29/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,076,394							
NET AREA	3,321	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,378		48.15	66,344	CONDITION ELEM	CD							
\$NLA(RCN)	\$324	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	713		67.59	48,190	EXTERIOR	G							
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,188	1920	251.92	299,276	INTERIOR	G							
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	42		61.80	2,596	KITCHEN	G							
				FLOOR COVER	24	COMB	1.00	E	EPA	N	ENCLOSED PORCH	269		108.24	29,117	BATHS	G							
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	60		46.08	2,765	HEAT	A							
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	BAS	L	BASE AREA	2,133	1920	277.02	590,874	ELECT	U							
				FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	2		2,989.20	5,978									
																	F21	O	FPL 2S 1OP	2	9,886.20	19,772		
																	GEN	O	GENERATOR	1	0.00			
																	ODS	O	OUT DOOR SHOWER	1	1,989.60	1,990		
																	EFF.YR/AGE		1991 / 31					
																	COND	25	25%					
																	FUNC	0						
																	ECON	0						
																	DEPR	24	% GD	76				
																	RCNLD				\$818,100			