

Key: 2350

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.261

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BREEN JAMES E & ELIZABRTH A 6 CURTIS STREET SCITUATE, MA 02066				26-1-14-0				6 CURTIS ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BREEN JAMES E & ELIZABRTH				03/15/1983	QS	80,000		5312-45			
VAUGHAN MARTIN S AND ANNA				01/01/1967	XX			3280-267			
MAHONEY JOHN T TRUSTEE				01/01/1965	XX			3143-242			

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	%
13-389	06/26/2013	3	ALTERATIONS	9,000	07/10/2014	MR	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,232	SC	1.00	100	1.00	100	1.00	R04	0.90		346,570

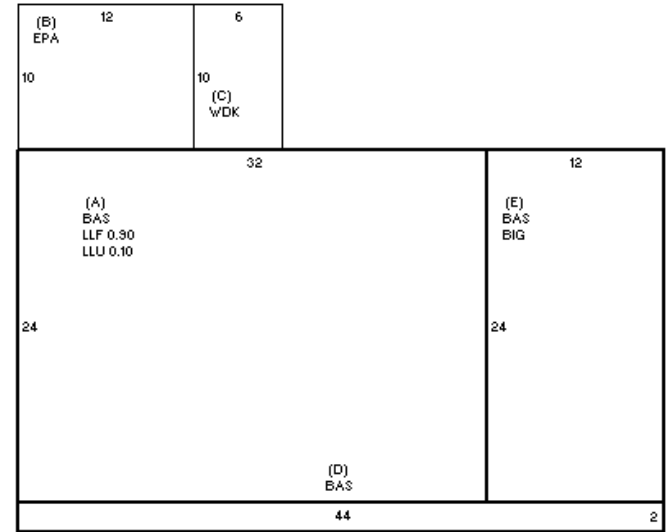
TOTAL	25,232 SF	ZONING	FRNT	98	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE IN M27. . . .	LAND	346,600	332,600		
Infl1	FACTOR 100		BUILDING	283,700	252,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	630,300	585,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/10/2014	MR
MODEL	1		RESIDENTIAL	LIST	7/10/2014	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/16/2014	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	383,443		
NET AREA	1,835	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	77		60.18	4,634	CONDITION ELEM	CD		
\$NLA(RCN)	\$209	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	691	1965	142.97	98,792	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	120		90.20	10,824	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	60		38.40	2,304	KITCHEN			
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,144	1965	207.28	237,123	BATHS			
				INT FINISH	99	N/A	1.00	E	BIG	N	BUILT-IN GARAGE	288		53.26	15,339	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	F12	O	O	FPL 1S 2OP	1		10,347.00	10,347	ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$283,700