

Key: 2885

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.790

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CURRENT OWNER				PARCEL ID				LOCATION			
LEIBBRANDT HELMUT 45 WOOD AV SCITUATE, MA 02066				22-1-5-0				45 WOOD AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEIBBRANDT HELMUT				05/12/2021	QS	840,000	54960-91				
BRISTOL JANET TR				08/25/2015	V	267,400	45964-209				
ONEILL MAUREEN A				02/13/1981	QS	4954-60					

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 %
15-886	12/28/2017	6	CYCL GROWTH	91,000	01/31/2022	JD	100 100
15-886	12/28/2017	7	OTHERS	91,000	03/30/2021	JD	100 100
15-886	12/28/2017	3	ALTERATIONS	91,000	08/16/2018	JD	100 60
15-886	12/28/2015	3	ALTERATIONS	91,000	11/07/2018	JD	100 100
15-886	12/28/2015	3	ALTERATIONS	91,000	06/20/2016	SJ	100 10

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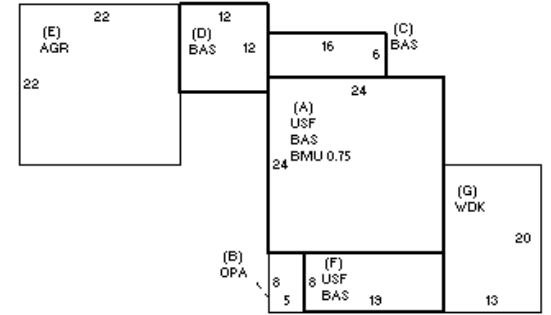
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,642	NS 1.00	100	1.00	440,000	3.70	100	1.00	R04	1.00	360,480

TOTAL	9,642 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E c/w 22-1-4 FY22	LAND	360,500	327,700		
Inf1	FACTOR 100		BUILDING	503,200	448,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	863,700	775,700		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/07/2018



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BUILDING	CD	ADJ	DESC	MEASURE	11/7/2018	JD
MODEL	1		RESIDENTIAL	LIST	11/7/2018	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/2/2021	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		

YEAR BLT	1915	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	599,093
NET AREA	1,696	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	432		75.78	32,737		
\$NLA(RCN)	\$353	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	728	1915	280.92	204,508		
				ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	40		61.80	2,472		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	968	1915	308.91	299,022		
				FLOOR COVER	25	COMB	1.00	E	AGR	N	ATT GARAGE	484		53.34	25,818		
				INT FINISH	2	DRYWALL	1.00	G	WDK	N	WOOD DECK	260		46.08	11,981		
				HEATING/COOLING	9	WARM/COOL AIR	1.03		F21	O	FPL 2S 1OP	1		9,886.80	9,887		
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		1,989.60	1,990		
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	V
																BATHS	V
																HEAT	U
																ELECT	U
																EFF.YR/AGE	2006 / 16
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$503,200