

Key: 3124

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.032

LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION			
BROWN PETER A TR C/O GERALD MAZZENGA 41 GRASSHOPPER LN SCITUATE, MA 02066				8-7-36-0				41 GRASSHOPPER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BROWN PETER A TR				12/07/2007	QS	2,700,000	35378-150				
DONATO EDWARD & JEANNINE				04/27/2000	QS	750,000	18469-137				
MOLLOY PAUL J ESQ TRUSTEE				07/22/1999	XX		17690-57				

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 %
01-2191	05/16/2002	3	ALTERATIONS				100 100
		6	CYCL GROWTH				100 100
		7	OTHERS				100 100
		7	OTHERS				100 100
		7	OTHERS				100 100

LEGALS AND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,772	MB	1.00	1.00	1,320,000	1.26	1.00	1.00	WV8	3.00	1,177,260

TOTAL	30,753 SF	ZONING	FRNT	181	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	1,177,300	1,070,200
Inf1	FACTOR 100		BUILDING	2,901,400	2,435,400		
Inf2	PHY 100		DETACHED	123,400	117,500		
			OTHER	0	0		
					TOTAL	4,202,100	3,623,100

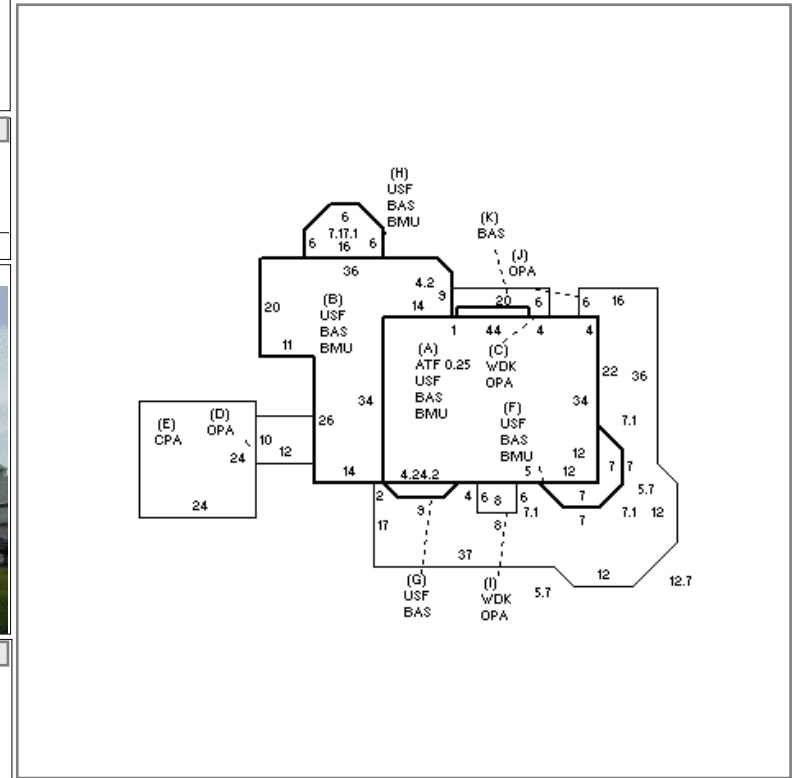
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	E	1.80	10 0.90	QTRS 1/2SFIN	2002	1,012	135.45 123,400



BLDG COMMENTS

OTHER FIX=SHOWER



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/11/2011	SJ
MODEL	1		RESIDENTIAL	LIST	3/11/2011	
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	4/5/2011	KT
QUALITY	S	2.20	SUPERLATIVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,626,748
NET AREA	6,042	DETAIL ADJ	1.404	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,783		84.75	235,851		
\$NLA(RCN)	\$600	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	2,819	2002	496.20	1,398,784		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	374	2002	352.54	131,850		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	1,684		113.30	190,797		
				FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	138		84.48	11,658		
				INT FINISH	99	N/A	1.00	E	CPA	N	CAR PORT	576		40.42	23,283		
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	BAS	L	BASE AREA	2,849	2002	545.64	1,554,522		
				FUEL SOURCE	99	N/A	1.00		F31	O	FPL 3S 1OP	2		20,233.40	40,467		
									GEN	O	GENERATOR	1		0.00			
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	2002 / 20
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$2,901,400