

Key: 319

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 306

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRENNER ALEXANDRA & LIAM TRS 42 CEDAR ST SCITUATE, MA 02066				17-1-7-0				42 CEDAR ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BRENNER ALEXANDRA & LIAM				10/11/2022	F	1 57314-21					
BRENNER ALEXANDRA TR				04/25/2017	F	1 48346-242					
BRENNER LIAM & ALEXANDRA				02/12/2015	F	1 45220-160					

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	%
07-760		2	ADDITIONS	150,000	05/22/2008	SJ	100	100
07-060	02/05/2007	2	ADDITIONS	150,000	06/07/2007	SJ	100	100
97-307	06/13/1997	6	CYCL GROWTH		06/16/2005		100	100
97-256	05/01/1997	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	1,722	WS 1.00	100	1.00	13,464	1.00	W80	0.80	R03	0.85	23,190

TOTAL	2.640 Acres	ZONING	W. SCITUATE	FRNT	347	ASSESSED	366,600	CURRENT	788,500	PREVIOUS	715,300
Ngh	W. SCITUATE	NOTE	LAND	366,600	334,500						
Inf1	FACTOR 100		BUILDING	413,200	372,600						
Inf2	PHY 100		DETACHED	8,700	8,200						
			OTHER	0	0						
			TOTAL	788,500	715,300						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	L	0.80	50 0.50	1S/L 1.5S	616	26.30	8,100
S/V	A	1.00	SV 1.00	SHED	1997	500	1.10
							600



BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE	5/10/2011	PL
MODEL	1		RESIDENTIAL	LIST	5/10/2011	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	3/7/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1812	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,392	DETAIL ADJ	1.196	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	762		51.36	39,138
\$NLA(RCN)	\$250	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	462	1812	212.54	98,192
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	814	1812	233.71	190,242
				ROOF COVER	1	ASPH SHINGLES	1.00	C	USF	L	UPPER STORY FIN	288	2007	212.53	61,210
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	828	2007	233.71	193,514
				INT FINISH	99	N/A	1.00	F	PTA	N	PATIO	360		14.90	5,364
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O		FPL 2S 1OP	1		8,239.00	8,239
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	598,769
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$413,200

