

Key: 3301

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.182

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
DALY FRANCIS B JR TR & JANICE M TR 25 BREWSTER AV SCITUATE, MA 02066				28-7-1-0				25 BREWSTER AV					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				DALY FRANCIS B JR TR & DALY JANICE M & FRANCIS BRIGGS JAMES F TR &				07/20/2016	F	1 47203-29			
				12/10/2015	V	625,000	46366-291						
				04/24/2006	F	1 32559-331							
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,800	OS	1.00	100	1.00	100	1.00	WF7	1.60		577,280	

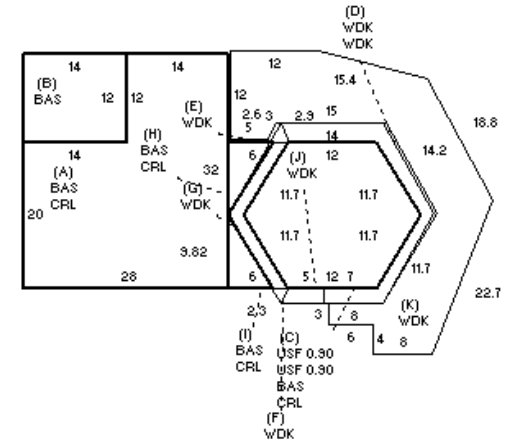
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-1111	08/04/2021	3	ALTERATIONS	15,950	06/28/2022	JD	100	100
11-385	06/30/2011	3	ALTERATIONS	10,000	07/12/2012	SJ	100	100
94-464	09/22/1994	3	ALTERATIONS				100	100
91-484	09/20/1991	2	ADDITIONS				100	100
		6	CYCL GROWTH				100	100

LAND

TOTAL	9,800 SF	ZONING	FRNT	122	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	577,300	524,800
Inf1	FACTOR 100		BUILDING	328,500	292,300		
Inf2	PHY 100		DETACHED	2,500	2,500		
			OTHER	0	0		
			TOTAL	908,300	819,600		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	10X16	1996	160 12.89	1,400
SHF	A	1.00	30 0.70	8X14		112 14.21	1,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/28/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/28/2022	EST
STYLE	8	0.90	CONTEMPORARY [100%]	REVIEW	4/6/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	456,284		
NET AREA	1,962	DETAIL ADJ	0.918	FOUNDATION	4	CONT BSMT WALL	1.00	+	CRL	N	BSMT CRAWL	1,146		11.16	12,785	CONDITION ELEM	CD		
\$NLA(RCN)	\$233	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,314	1950	204.14	268,238	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	C	USF	L	UPPER STORY FIN	648	1950	185.64	120,296	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	801		42.24	33,834	KITCHEN	G		
				FLOOR COVER	24	COMB	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009	BATHS	G		
				INT FINISH	1	PLASTER	1.00		GFP	O	GAS FIREPLACE	1		6,111.60	6,112	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02		ODS	O	OUT DOOR SHOWER	1		1,355.20	1,355	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1977 / 45
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$328,500