

Key: 402

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 351

LEGAL

LAND

DETAILED

BUILDING

LAND

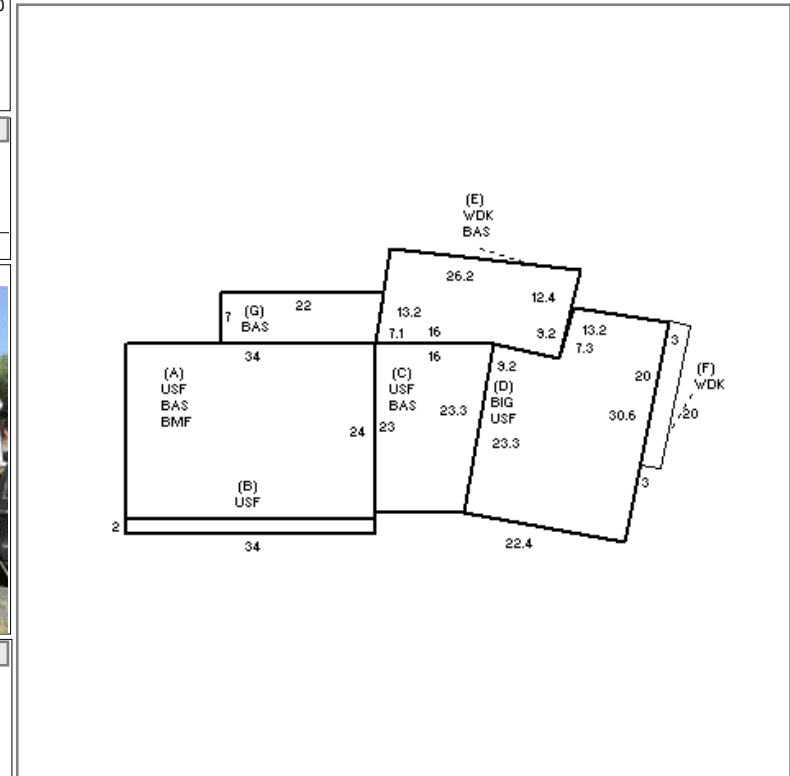
CURRENT OWNER				PARCEL ID				LOCATION			
BRADY CATHAL P & JAIME C 20 STEARNS RD SCITUATE, MA 02066				42-3-28-0				20 STEARNS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRADY CATHAL P & JAIME C				06/20/2016	F	100	47073-240				
BRADY CATHAL P & JAIME C				05/27/2011	QS	502,000	39972-238				
KOCH GRETCHEN L				12/07/2001	F	100	21074-209				

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	%
17-153	03/27/2017	3	ALTERATIONS	300,000	07/20/2017	SJ	100	50
91-427	08/26/1991	2	ADDITIONS				100	100
89-437	08/08/1987	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	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.002	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	40

TOTAL	40,075 SF	ZONING	FRNT	190	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,100	367,400
Inf1	FACTOR 100		BUILDING	816,500	766,400		
Inf2	PHY 100		DETACHED	16,700	15,400		
			OTHER	0	0		
			TOTAL	1,237,300	1,149,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00	1989	11,000	1.10	12,100
PTD	G	1.20	10 0.90		598	8.53	4,600



BUILDING	CD	ADJ	DESC	MEASURE	8/27/2018	JD
MODEL	1		RESIDENTIAL			
STYLE	5	1.00	COLONIAL [100%]	LIST	8/27/2018	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]	REVIEW	3/7/2011	KT
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
xtra shower - generator

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	824,735	
NET AREA	3,426	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	816		77.49	63,234			
\$NLA(RCN)	\$241	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	884	1962	191.78	169,538	CONDITION ELEM	CD	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,598	1962	210.89	337,006	EXTERIOR	V	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	944	2017	191.78	181,045	INTERIOR	V	
				FLOOR COVER	1	HARDWOOD	1.00	D	BIG	N	BUILT-IN GARAGE	622		47.52	29,556	KITCHEN	V	
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	369		42.24	15,587	BATHS	V	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT	U		
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	1		6,111.60	6,112	ELECT	U		
CAPACITY				UNITS	ADJ													
STORIES	2	1.00																
ROOMS	8	1.00																
BEDROOMS	4	1.00																
BATHROOMS	4	1.00																
# 1/2 BATHS	1	1.00																
TOT FIXTURES	15	\$13,596																
# UNITS	1	1.00																
																EFF.YR/AGE	2021 / 1	
																COND	1 1 %	
																FUNC	0	
																ECON	0	
																DEPR	1 % GD 99	
																RCNLD	\$816,500	