

Key: 4279

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.050

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|-------------------------------------------------|--|--|--|------------|---|-------------------|--|--------------|--|--|--|
| BRYAN ANDREW 9 PARK AV SCITUATE, MA 02066 | | | | 39-26-2-0 | | | | 9 PARK AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| BRYAN ANDREW | | | | 12/22/2021 | F | 1 56215-176 | | | | | |
| BRYAN ANDREW & STEPHANIE | | | | 09/30/2020 | V | 419,900 53538-280 | | | | | |
| BEAUMONT NANCY, ROBERT B | | | | 11/10/2003 | F | 61,250 27000-44 | | | | | |

| 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 | % |
| | | 7 | OTHERS | | 08/11/2010 | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 6,260 | OS 1.00 | 100 | 1.00 | 440,000 | 5.58 | 100 | 1.00 | R03 | | 352,920 |

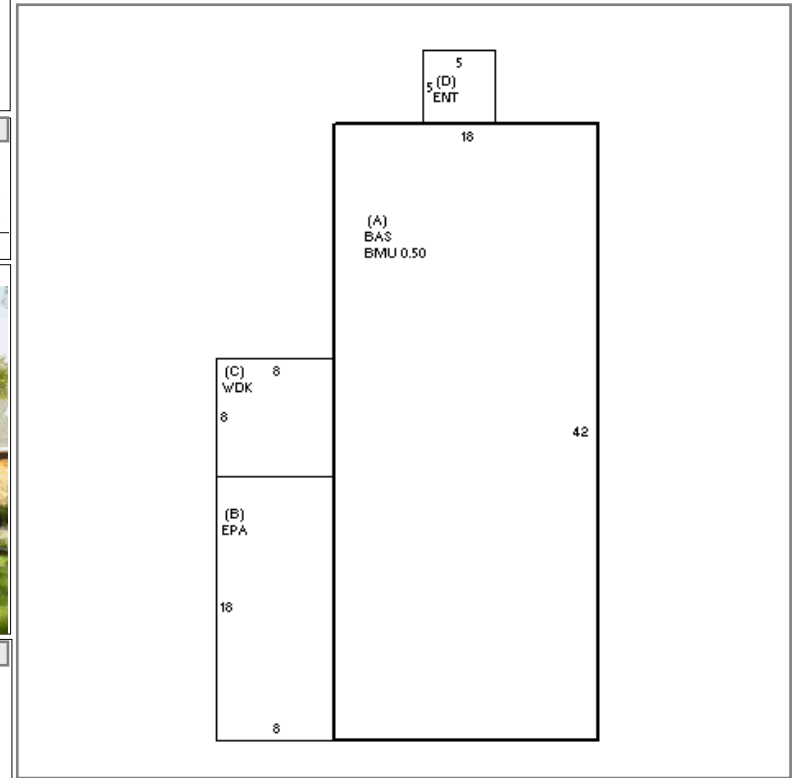
| TOTAL | 6,273 SF | ZONING | NOTED | FRNT | 57 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------------|-------|------|----|----------------|----------------|----------|
| Ngh | OCEANSIDE | LAND | | | | 352,900 | 320,800 | |
| Inf1 | FACTOR 100 | BUILDING | | | | 152,900 | 136,000 | |
| Inf2 | PHY 100 | DETACHED | | | | 0 | 0 | |
| | | OTHER | | | | 0 | 0 | |
| | | TOTAL | | | | 505,800 | 456,800 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS | | |
|---------------|--|--|
| MLS | | |

| BUILDING | CD | ADJ | DESC | MEASURE | 7/22/2021 | JD |
|----------|----|------|----------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/22/2021 | EST |
| STYLE | 6 | 0.85 | COTT/BUNGALOW [100%] | REVIEW | 9/30/2020 | JD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1925 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 756 | DETAIL ADJ | 0.875 |
| \$NLA(RCN) | \$297 | OVERALL | 1.000 |

| CAPACITY | | UNITS | ADJ |
|--------------|--|-------|---------|
| STORIES | | 1 | 1.00 |
| ROOMS | | 5 | 1.00 |
| BEDROOMS | | 3 | 1.00 |
| BATHROOMS | | 1 | 1.00 |
| # 1/2 BATHS | | 0 | 1.00 |
| TOT FIXTURES | | 3 | \$2,100 |
| # UNITS | | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|---------------|------|-----|-----|------------|-----------------|-------|------|-----------|---------|
| FOUNDATION | 3 | CONT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 378 | | 63.15 | 23,871 |
| EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 756 | 1925 | 229.82 | 173,747 |
| ROOF SHAPE | 1 | GABLE | 1.00 | B | EPA | N | ENCLOSED PORCH | 144 | | 90.20 | 12,989 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | WDK | N | WOOD DECK | 64 | | 38.41 | 2,458 |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 | D | ENT | N | ENCLOSED ENTRY | 25 | | 97.72 | 2,443 |
| INT FINISH | 1 | PLASTER | 1.00 | F11 | O | FPL 1S 1OP | | 1 | | 7,281.00 | 7,281 |
| HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | | | | | | | | |
| FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| TOTAL RCN | 224,889 |
|----------------|---------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | U |

| EFF.YR/AGE | 1971 / 51 |
|------------|------------|
| COND | 32 32 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 32 % GD 68 |
| RCNLD | \$152,900 |