

Key: 4308

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.079

LEGALS

| CURRENT OWNER  |   |           |      | PARCEL ID  |       |                     |      | LOCATION     |      |     |            |           |
|--|---|-----------|------|------------|-------|---------------------|------|--------------|------|-----|------------|-----------|
| BROWN THOMAS F & KIM J<br>4 TENTH AVENUE<br>SCITUATE, MA 02066 |   |           |      | 39-5-15-0  |       |                     |      | 4 TENTH AV   |      |     |            |           |
| TRANSFER HISTORY   |   |           |      | DOS        | T     | SALE PRICE          |      | BK-PG (Cert) |      |     |            |           |
| BROWN THOMAS F & KIM J   |   |           |      | 05/04/1998 | QS    | 209,000 (93256)     |      |              |      |     |            |           |
| DESMOND COLM AND JULIE   |   |           |      | 06/28/1996 | QS    | 185,000 (C00089841) |      |              |      |     |            |           |
| FEAGAN JOHN & MARION   |   |           |      | 05/29/1987 | QS    | 158,000 75279-0     |      |              |      |     |            |           |
| CD   | T | AC/SF/UN  | Ngh  | Infl1      | Infl2 | ADJ BASE            | SAF  | Infl3        | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
| 100  | S | 12,000 OS | 1.00 | 100        | 1.00  | 440,000             | 3.01 | 100          | 1.00 | R08 | 1.00       | 364,930   |

LAND

| TOTAL | 11,979 SF  | ZONING           | C/W 14 | FRNT     | 99        | ASSESSED  | CURRENT | PREVIOUS |
|-------|------------|------------------|--------|----------|-----------|-----------|---------|----------|
| Ngh   | OCEANSIDE  | N<br>O<br>T<br>E |        | LAND     | 364,900   | 331,800   |         |          |
| Infl1 | FACTOR 100 |                  |        | BUILDING | 761,100   | 714,800   |         |          |
| Infl2 | PHY 100    |                  |        | DETACHED | 0         | 0         |         |          |
|       |            |                  |        | OTHER    | 0         | 0         |         |          |
|       |            |                  |        | TOTAL    | 1,126,000 | 1,046,600 |         |          |

DETACHED

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



BLDG COMMENTS

BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 3/10/2011 | PL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 3/10/2011 | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 4/1/2011  | ER  |
| QUALITY  | G  | 1.20 | GOOD [100%]       |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

G

| YEAR BLT     | 2003  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 939,634    |
|--------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA     | 3,472 | DETAIL ADJ | 1.040 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,471 |      | 51.43     | 75,653  |                |            |
| \$NLA(RCN)   | \$271 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | + | BAS | L | BASE AREA       | 1,471 | 2003 | 231.77    | 340,937 |                |            |
| CAPACITY     |       | UNITS      | ADJ   | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | USF | L | UPPER STORY FIN | 2,001 | 2003 | 210.77    | 421,754 |                |            |
| STORIES      | 2     | 1.00       |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | A | ATU | N | ATTIC UNF       | 360   |      | 44.40     | 15,984  |                |            |
| ROOMS        | 8     | 1.00       |       | FLOOR COVER     | 13 | COMB           | 1.00 | F | BIG | N | BUILT-IN GARAGE | 616   |      | 52.45     | 32,309  |                |            |
| BEDROOMS     | 4     | 1.00       |       | INT FINISH      | 2  | DRYWALL        | 1.00 | + | OPA | N | OPEN PORCH      | 696   |      | 61.80     | 43,013  |                |            |
| BATHROOMS    | 3     | 1.00       |       | HEATING/COOLING | 11 | HW/COOL AIR    | 1.04 |   |     |   |                 |       |      |           |         |                |            |
| # 1/2 BATHS  | 0     | 1.00       |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |                |            |
| TOT FIXTURES | 10    | \$9,984    |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |            |
| # UNITS      | 1     | 1.00       |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |            |
|              |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | CONDITION ELEM | CD         |
|              |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | EXTERIOR       |            |
|              |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | INTERIOR       |            |
|              |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | KITCHEN        |            |
|              |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | BATHS          |            |
|              |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | HEAT           |            |
|              |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | ELECT          |            |
|              |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 2003 / 19  |
|              |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | COND           | 18 18%     |
|              |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | FUNC           | 0          |
|              |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | ECON           | 0          |
|              |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | DEPR           | 19 % GD 81 |
|              |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | RCNLD          | \$761,100  |

