

Key: 4551

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.316

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
CUSTENBORDER MITCHELL & KAREN N				40-5-5-0				66 BROCKTON AV				
66 BROCKTON AV SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000 OS	1.00	100	1.00	440,000	6.92	100	1.00	R08		349,460

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	%
20-368	06/30/2020	2	ADDITIONS	26,000	09/21/2020	JD	100	0
20-368	06/30/2020	2	ADDITIONS	26,000	04/15/2021	JD	100	100
18-770	10/31/2018	3	ALTERATIONS	74,500	08/07/2019	JD	100	100
16-121	03/07/2016	3	ALTERATIONS	11,000	07/13/2016	SJ	100	100
94-354	08/02/1994	2	ADDITIONS				100	100

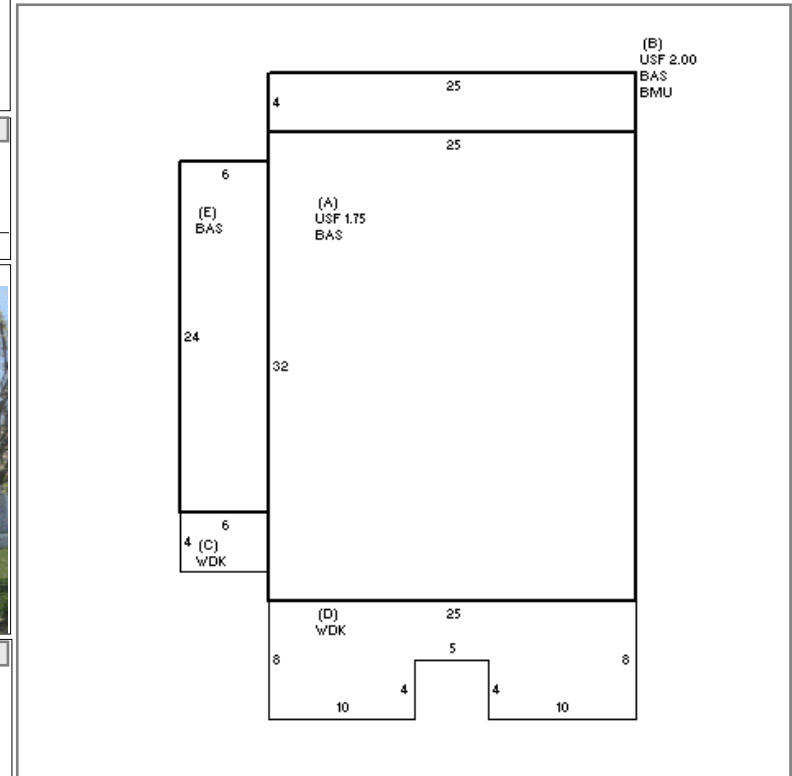
TOTAL	5,000 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,500	317,700		
Infl1	FACTOR 100		BUILDING	462,700	431,200		
Infl2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
			TOTAL	812,800	749,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	8 X 10	1992	80	15.97	600



BUILDING	CD	ADJ	DESC	MEASURE	8/7/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/7/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/15/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,044	1949	218.06	227,653
EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,600	1949	198.30	317,280
ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	100		69.47	6,947
ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	204		42.24	8,617
FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		1,520.20	1,520
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								



YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,644	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$219	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	UNITS	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	8	ADJ	1.00	FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	3		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	2		1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03
# 1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	8		\$7,251				
# UNITS	1		1.00				

TOTAL RCN	578,331
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2002 / 20
COND	18 18%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$462,700