

Key: 4554

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.319

LEGAL

LAND

DETACHED

BUILDING

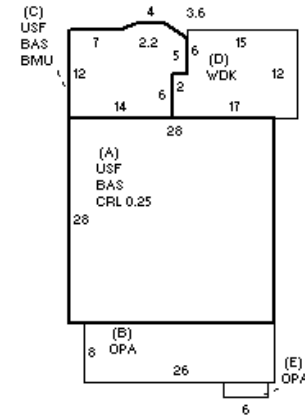
CURRENT OWNER				PARCEL ID				LOCATION			
CLARK HEATHER & RODLEY JOHN 60 BROCKTON AVENUE SCITUATE, MA 02066				40-5-8-0				60 BROCKTON AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CLARK HEATHER & RODLEY JO				05/04/1995	QS	140,000	(87964)				
MOORE PATRICIA Y &				06/15/1989	XX		(C00078710)				
YOUNG ALLEN W & MARY E				01/01/1959	QS		264700-				

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	%
15-640	10/01/2015	3	OTHERS		10/13/2021	JD	100	100
03-397	07/15/2003	2	ALTERATIONS	5,670	07/13/2016	SJ	100	100
92-265	04/08/1992	3	ADDITIONS	178,500	08/04/2004	SJ	100	100
			ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,939	OS 1.00	100	1.00	440,000	7.00	100	1.00	R08	1.00	349,280

TOTAL	4,922 SF	ZONING		FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,300	317,500			
Inf1	FACTOR 100		BUILDING	364,200	324,200			
Inf2	PHY 100		DETACHED	900	800			
			OTHER	0	0			
			TOTAL	714,400	642,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	40 0.60 10X10		100	14.74	900	10/13/2021



BUILDING	CD	ADJ	DESC	MEASURE	10/13/2021	JD
MODEL	1		RESIDENTIAL			
STYLE	7	1.20	CONVENTIONAL [100%]	LIST	10/13/2021	JD
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	3/31/2011	ER
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,938	DETAIL ADJ	1.236	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	196		14.10	2,764	
\$NLA(RCN)	\$265	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	784	1925	250.65	196,508	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	784	1925	227.94	178,703
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	220		51.50	11,330		
ROOMS	7	1.00	FLOOR COVER	2	SOFTWOOD	1.00	C	BMU	N	BSMT UNFINISHED	185		63.15	11,683		
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	C	BAS	L	BASE AREA	185	2003	250.65	46,370		
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	C	USF	L	UPPER STORY FIN	185	2003	227.94	42,168		
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	D	WDK	N	WOOD DECK	192		38.40	7,373		
TOT FIXTURES	7	\$6,922						F31	O	FPL 3S 1OP	1		9,197.00	9,197		
# UNITS	1	1.00						GEN	O	GENERATOR	1		0.00			

TOTAL RCN	513,018 <th>CONDITION ELEM</th> <th>CD</th>	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT			U
ELECT			A
EFF.YR/AGE	1975 / 47	COND	29 29%
		FUNC	0
		ECON	0
		DEPR	29 % GD 71
RCNLD	\$364,200		