

Key: 4564

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.328

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
WIGGS JONATHAN & STEVENS CAROL R 61 BROCKTON AVENUE SCITUATE, MA 02066				40-6-13-0				61 BROCKTON AV				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				WIGGS JONATHAN & WIGGS JONATHAN L MORRISSEY JAMES F TRUSTEE				06/03/2002	F	1 (101365)		
				11/04/1992	QS	136,100 (L00083800)						
				12/31/1991	QS	60,000 (C00082400)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000 OS	1.00	100	1.00	100	1.00	440,000	6.92	100	1.00	R08 349,460

LAND

TOTAL	5,009 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,500	317,700		
Inf1	FACTOR 100		BUILDING	407,900	368,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	757,400	686,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

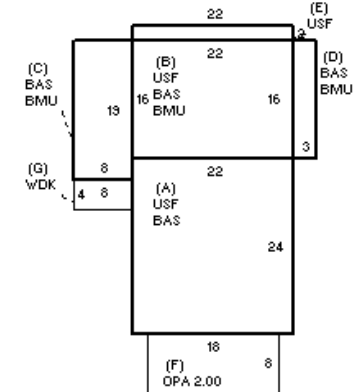


BLDG COMMENTS

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	%
91-936	12/27/1991	3	ALTERATIONS		03/29/2004	PJB	100	100
		2	ADDITIONS		01/20/2004	PJB	100	100
		3	ALTERATIONS				100	100

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/11/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/11/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1924	SIZE ADJ	1.000
NET AREA	2,004	DETAIL ADJ	1.224
\$NLA(RCN)	\$295	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$8,617	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,080	1924	271.33	293,040
EXT COVER	2	CLAPBOARD	1.00	+	BMU	N	BSMT UNFINISHED	552		63.91	35,277
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	924	1924	246.75	227,996
ROOF COVER	1	ASPH SHINGLES	1.00	F	OPA	N	OPEN PORCH	288		56.65	16,315
FLOOR COVER	2	SOFTWOOD	1.00	G	WDK	N	WOOD DECK	32		42.25	1,352
INT FINISH	1	PLASTER	1.00	G	FPL	O	FIREPLACE	1		8,594.30	8,594
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	591,192
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$407,900