

Key: 4568

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.331

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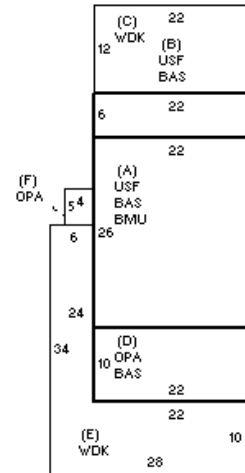
CURRENT OWNER				PARCEL ID				LOCATION				
BRUNEAU AARON 41 OTIS RD SCITUATE, MA 02066				40-6-16-0				41 OTIS RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BRUNEAU AARON				09/23/2021	QS	769,000	(132708)					
COLBERT VINCENT & MARIE				07/21/2005	QS	470,000	(107653)					
CORNELL DONALD & KELLY				03/31/2000	QS	225,000	(C97180)					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,258	OS 1.00	100	1.00	440,000	3.85	100	1.00	R08	1.00	359,710

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	%
3302-A	11/19/2019	5	SPLIT/SUB/LA				100	100
06-10	01/06/2006	3	ALTERATIONS		06/27/2007	SJ	100	100
		3	ALTERATIONS	80,000	07/26/2006	SJ	100	100

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TOTAL	9,258 SF	ZONING	FRNT	195	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E FY21- 2608 SF ADDED FROM 40-6-15 (0 BROCKTON AVE			LAND	359,700	327,000
Infl1	FACTOR 100		BUILDING	391,400	348,200		
Infl2	PHY 100		DETACHED	10,500	10,000		
			OTHER	0	0		
					TOTAL	761,600	685,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	20 X 22	440	47.79	10,500



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BUILDING	CD	ADJ	DESC	MEASURE	7/14/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/27/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	MLS		

YEAR BLT	1928	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	528,867		
NET AREA	1,628	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	572		62.93	35,999	CONDITION ELEM	CD		
\$NLA(RCN)	\$325	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	704	1928	252.03	177,430	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	924	1928	277.14	256,080	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	688		42.24	29,061	KITCHEN	V		
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	240		56.65	13,596	BATHS	G		
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		8,594.30	8,594	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00		ODS	O	OUT DOOR SHOWER	1		1,771.00	1,771	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1984 / 38
STORIES	2	1.00																COND	26 26 %
ROOMS	7	1.00																FUNC	0
BEDROOMS	3	1.00																ECON	0
BATHROOMS	2	1.00																DEPR	26 % GD 74
# 1/2 BATHS	0	1.00																RCNLD	\$391,400
TOT FIXTURES	6	\$6,336																	
# UNITS	1	1.00																	