Key: 5136

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,881

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COLLINS WILLIAM M & NANCY L 40 BRIARWOOD LANE SCITUATE, MA 02066	33-6-33-G	40 BRIARWOOD LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COLLINS WILLIAM M & NANCY	07/31/1992	QS	185,000	11158-199
LONGO MICHAEL A	06/06/1991	QS	183,900	10315-329
SMITH JEFFREY K & MARY FR	03/19/1981	XX		4968-155

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

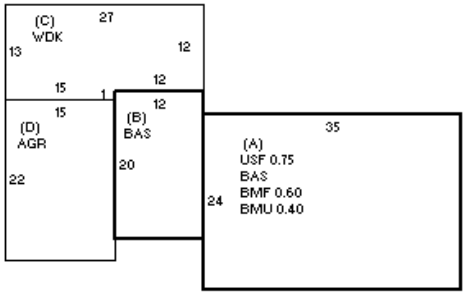
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
90-596	10/01/1990	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,089	SC 1.00	100 1.00	100 1.00	396,000	1.86	100 1.00	R03 0.90			340,070

TOTAL	20,089 SF	ZONING		FRNT	44
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	340,100	326,300
BUILDING	340,200	302,500
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	**681,400**	**629,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80		2000	90	15.29	1,100

PHOTO 10/30/2003

BLDG COMMENTS

CHANGED GRADE FROM AVG+ TO AVG FY19

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/7/2015	SJ
LIST	5/7/2015	EST
REVIEW	4/24/2018	JD

YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	1,710	DETAIL ADJ	1.122
$NLA(RCN)	$280	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,488
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	336		49.72	16,706
A	BMF	N	BSMT FINISH-SEP	504		69.80	35,178
A	USF	L	UPPER STORY FIN	630	1959	212.08	133,608
+	BAS	L	BASE AREA	1,080	1959	233.21	251,863
C	WDK	N	WOOD DECK	339		38.40	13,018
D	AGR	N	ATT GARAGE	330		49.79	16,430
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	479,104
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1975 / 47		
COND	29	29 %	
FUNC	0		
ECON	0		
DEPR	29	% GD	71
RCNLD			$340,200