

Key: 5139

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.884

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ADAMSON CODY & SOPHIA 30 BRIARWOOD LN SCITUATE, MA 02066				33-6-33-J				30 BRIARWOOD LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ADAMSON CODY & SOPHIA				12/04/2020	QS	500,000	53944-282				
COLEMAN MARGARET SWANSON				08/28/2015	QS	355,000	45982-327				
KELLY GEORGE P & RUTH B T				11/20/2008	A	342,500	36544-345				

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	%
23-455	05/31/2023	3	ALTERATIONS	134,000	07/17/2023	JD	50	50
		7	OTHERS		07/15/2021	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,173	SC	1.00	1.00	1.00	1.00		R03	0.90		340,190

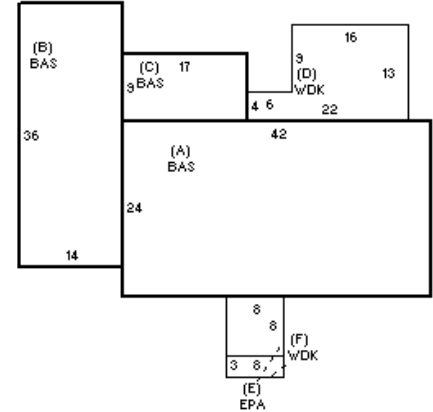
TOTAL	20,173 SF	ZONING	SCITUATE	FRNT	44	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	340,200	326,500			
Inf1	FACTOR 100		BUILDING	217,000	190,200			
Inf2	PHY 100		DETACHED	700	700			
			OTHER	0	0			
			TOTAL	557,900	517,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10 X 6		60	17.03	700



PHOTO 07/17/2023

BLDG COMMENTS
mls



BUILDING	CD	ADJ	DESC	MEASURE	7/15/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/15/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	7/17/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,665	DETAIL ADJ	0.875	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,512	1959	182.79	276,378
\$NLA(RCN)	\$200	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	C	BAS	L	BASE AREA	153	2023	182.79	27,967
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	256		38.40	9,830
				ROOF COVER	1	ASPH SHINGLES	1.00	E	EPA	N	ENCLOSED PORCH	64		90.20	5,773
				FLOOR COVER	14	COMB	1.00		F12	O	FPL 1S 2OP	1		10,347.00	10,347
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	333,795
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1988 / 34
COND	25 25%
FUNC	10 uc
ECON	0
DEPR	35 % GD 65
RCNLD	\$217,000