

Key: 5142

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.887

LEGAL

LAND

DETACHED

BUILDING

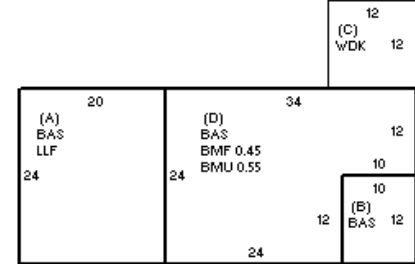
CURRENT OWNER				PARCEL ID				LOCATION			
HARRINGTON CYNTHIA J 16 BRIARWOOD LN SCITUATE, MA 02066				33-6-33-K				16 BRIARWOOD LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HARRINGTON CYNTHIA J				09/19/2019	F	100	51664-208				
HARRINGTON SCOTT R & CYNTHIA				02/26/2002	QS	318,000	21614-56				
FINNEGAN PAUL F				10/03/1985	XX		6344-229				

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 %
03-336	06/18/2003	3	ALTERATIONS		09/04/2008	SJ	100 100
		3	ALTERATIONS		06/19/2007	SJ	100 100
		3	ALTERATIONS	3,000	08/02/2004	SJ	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	SC	1.00	100	1.00	100	1.00	R03	0.90		339,960

TOTAL	20,000 SF	ZONING	FRNT	147	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,000	326,200
Inf1	FACTOR 100		BUILDING	304,500	274,600		
Inf2	PHY 100		DETACHED	400	300		
			OTHER	0	0		
			TOTAL	644,900	601,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400



BUILDING	CD	ADJ	DESC	MEASURE	10/19/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/19/2015	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	3/28/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	406.062		
NET AREA	1,776	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	480	1958	146.47	70,304	CONDITION ELEM	CD		
\$NLA(RCN)	\$229	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,296	1958	212.35	275,202	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	144		38.40	5,530	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	BMU	N	BSMT UNFINISHED	383		53.05	20,317	KITCHEN			
				FLOOR COVER	14	COMB	1.00	D	BMU	N	BSMT FINISH-SEP	313		74.47	23,308	BATHS			
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	HEAT			
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1990 / 32
STORIES	1	1.00																COND	25 25 %
ROOMS	10	1.00																FUNC	0
BEDROOMS	5	1.00																ECON	0
BATHROOMS	1	1.00																DEPR	25 % GD 75
# 1/2 BATHS	1	1.00																RCNLD	\$304,500
TOT FIXTURES	5	\$4,120																	
# UNITS	1	1.00																	