Key: 5492

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,221

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MONACO KAREN A TR 6 BROOKLINE RD SCITUATE, MA 02066	46-7-8-0	6 BROOKLINE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MONACO KAREN A TR	04/12/2012	F	100	(117288)
MONACO KAREN A	03/29/2002	A	300,000	(100983)
GALVIN RICHARD AND ARLEEN	09/27/1993	QS	191,000	(C00085260)

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	%
20-305	06/10/2020	3	ALTERATIONS	46,200	09/21/2020	JD	100	5
20-305	06/10/2020	3	ALTERATIONS	46,200	08/10/2021	JD	100	100
18-463	07/18/2018	3	ALTERATIONS	75,000	08/15/2019	JD	100	100
10-549	11/22/2010	3	ALTERATIONS	750	07/21/2011	SJ	100	100
		2	ADDITIONS		08/28/2006	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,000	OS 1.00	100 1.00	100 1.00	528,000	3.95	100 1.00	R05 1.20			431,020

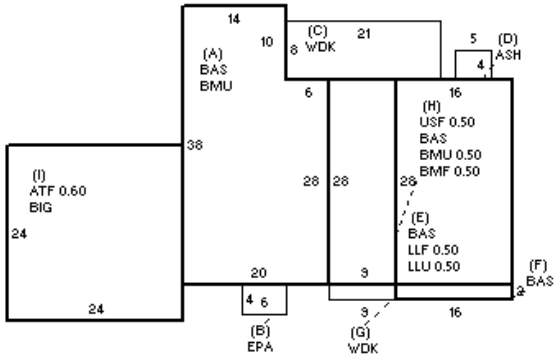
TOTAL	9,000 SF	ZONING		FRNT	86
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	431,000	391,800
BUILDING	434,100	386,500
DETACHED	2,100	2,000
OTHER	0	0
TOTAL	**867,200**	**780,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60	12 X 8		96	14.95	900
PTD	A 1.00	30 0.70	10 X 20		200	8.69	1,200

PHOTO 09/21/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	1.00	SPLIT LEVEL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/21/2020	JD
LIST	9/21/2020	EST
REVIEW	8/15/2019	JD

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	2,128	DETAIL ADJ	1.040
$NLA(RCN)	$262	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	10	$9,152
# 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	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	826		52.61	43,454
B	EPA	N	ENCLOSED PORCH	24		99.23	2,382
+	WDK	N	WOOD DECK	186		42.24	7,856
D	ASH	N	ATT SHED	20		24.59	492
E	LLU	N	LOWER LEVEL UNF	224		65.11	14,585
E	LLF	L	LOWER LEVEL FIN	224	1950	154.69	34,651
+	BAS	L	BASE AREA	1,432	1950	224.27	321,160
H	BMF	N	BSMT FINISH-SEP	126		73.85	9,305
H	USF	L	UPPER STORY FIN	126	1950	203.95	25,698
I	BIG	N	BUILT-IN GARAGE	576		48.79	28,101
I	ATF	L	ATTIC FINISH	346	1950	144.90	50,137
	F11	O	FPL 1S 1OP	1		8,009.10	8,009
	ODS	O	OUT DOOR SHOWER	1		1,534.50	1,535

TOTAL RCN	556,516

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$434,100