

Key: 5875

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.600

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
HAMER BRYANT K & ALICE J 25 BROOK STREET SCITUATE, MA 02066				50-6-6-0				25 BROOK ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HAMER BRYANT K & ALICE J				01/01/1964	QS	3076-358						
BATES ALBERT C				01/01/1959	XX	2658-400						
MINARD DONALD J				01/01/1956	XX	2454-297						
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,500	HBR 1.00	100	1.00	616,000	2.70	100	1.00	R02	1.40	514,580

LAND

TOTAL	13,500 SF	ZONING	FRNT	56	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	514,600	434,400		
Infl1	FACTOR 100		BUILDING	327,500	295,600		
Infl2	PHY 100		DETACHED	7,000	6,600		
			OTHER	0	0		
<b>TOTAL</b>				<b>849,100</b>	<b>736,600</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	60 0.40		380	45.14	6,900
SHF	A	1.00	30 0.70		10	17.03	100



**BLDG COMMENTS**  
FY12 FR- COLONIAL TO CONV  
GOOD TO AVG

DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/20/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/21/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1929	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	474,631																		
NET AREA	1,613	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	769		51.19	39,368																				
\$NLA(RCN)	\$294	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	648	1929	234.17	151,743																				
				ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	273		51.50	14,060																				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	965	1929	257.50	248,491																				
				FLOOR COVER	2	SOFTWOOD	1.00	E	WDK	N	WOOD DECK	204		38.40	7,834																				
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239																				
				HEATING/COOLING	2	HOT WATER	1.02																												
				FUEL SOURCE	99	N/A	1.00																												
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