

Key: 5877

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.602

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BROWN MATTHEW JR ETAL S/O GOOD WILLIAM J JR & ELIZAB 55 OTIS PLACE SCITUATE, MA 02066				50-6-7-0				31 BROOK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GOOD WILLIAM J JR & ELIZA				04/14/2023	QS	750,000	57826-89				
BROWN KATHERINE F TR				04/14/2023	F		57826-87				
BROWN MATTHEW JR ETAL				04/08/1986	QS		6688-104				

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	%
23-406	05/11/2023	7	OTHERS		05/25/2023	JD	100	100
03-165	04/16/2003	3	ALTERATIONS	28,000	07/27/2023	JD	100	100
97-56	02/19/1997	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	21,780	HBR 1.00	100	100	100	1.00	616,000	1.73	100	1.00	R02 1.40	532,410

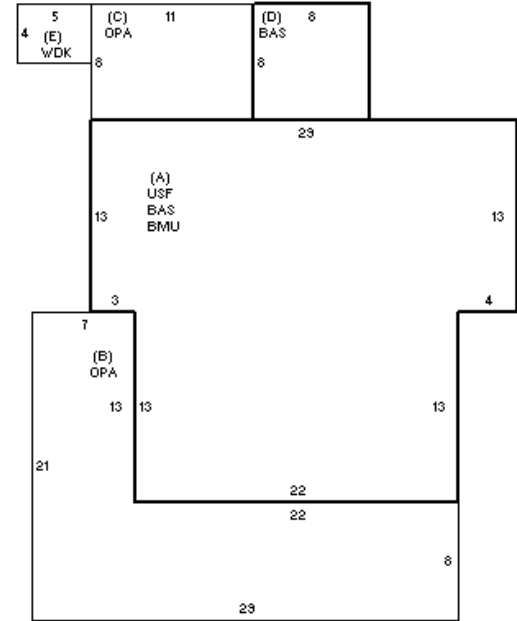
DETACHED

TOTAL	21,780 SF	ZONING	FRNT	127	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	N O T E	C/W 8		LAND	532,400	449,400
Inf1	FACTOR 100		BUILDING	220,400	110,200		
Inf2	PHY 100		DETACHED	400	0		
			OTHER	0	0		
TOTAL			753,200	559,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	-	0.90 70 0.30	12X8		96	13.45	400	07/27/2023



BLDG COMMENTS
MLS- NO HEAT 2nd FLOOR



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/25/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/25/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	1/23/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1912	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	408,147		
NET AREA	1,390	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	663		54.01	35,811	CONDITION ELEM	CD		
\$NLA(RCN)	\$294	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	663	1912	237.63	157,550	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.00	+	OPA	N	OPEN PORCH	411		51.50	21,167	INTERIOR	F		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	727	1912	261.31	189,971	KITCHEN	F		
				FLOOR COVER	2	SOFTWOOD	1.00	E	WDK	N	WOOD DECK	20		38.40	768	BATHS	F		
				INT FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1965 / 57
																		COND	42 42 %
																		FUNC	4 partial heat
																		ECON	0
																		DEPR	46 % GD 54
																		RCNLD	\$220,400