

Key: 5885

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.610

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KORMAN BENJAMIN E & ABIGAL L 43 BROOK ST SCITUATE, MA 02066				50-6-12-0				43 BROOK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KORMAN BENJAMIN E & ABIGA				05/10/2012	QS	390,000	41352-223				
CONROY THERESA				01/12/2012	H	1	40851-139				
CONROY MARK H & THERESA				03/26/1987	QS	160,000	7575-237				

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	%
21-1127	08/09/2021	3	ALTERATIONS	12,970	07/22/2022	JD	100	100
19-900	12/09/2019	3	ALTERATIONS	11,000	07/23/2020	JD	100	100
00-308	07/09/2000	7	OTHERS		04/25/2013	SJ	100	100
		2	ADDITIONS				100	100
		6	CYCL GROWTH				100	100

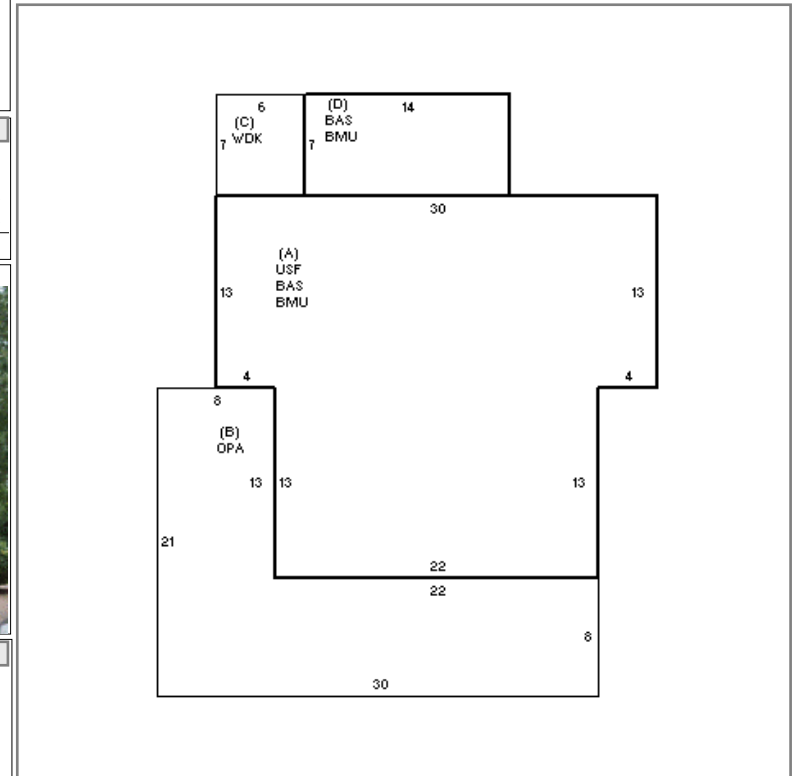
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,194	HBR 1.00	100	1.00	100	1.00	616,000	3.51	100	1.00	R02 1.40	506,190

TOTAL	10,194 SF	ZONING	HARBOR	FRNT	103	ASSESSED	506,200	CURRENT	818,600	PREVIOUS	427,300
Ngh	HARBOR	NOTE	LAND	506,200	427,300						
Inf1	FACTOR 100		BUILDING	309,900	275,700						
Inf2	PHY 100		DETACHED	2,500	2,400						
			OTHER	0	0						
			TOTAL	818,600	705,400						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	12X18	216	12.10	1,300
PTD	-	0.90	50 0.50	18X20	360	6.88	1,200



BUILDING	CD	ADJ	DESC	MEASURE	7/23/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/23/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/25/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,450	DETAIL ADJ	1.224
\$NLA(RCN)	\$334	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$5,386
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	774		56.17	43,479
+	BAS	L	BASE AREA	774	1900	290.35	224,730
A	USF	L	UPPER STORY FIN	676	1900	264.04	178,492
B	OPA	N	OPEN PORCH	344		56.65	19,488
C	WDK	N	WOOD DECK	42		42.25	1,774
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	ODS	O	OUT DOOR SHOWER	1		1,806.20	1,806

TOTAL RCN	484,217
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1968 / 54
COND	36 36%
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$309,900