Key: 5887

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,612

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
REYNOLDS PATRICK G & ELIZABETH 47 BROOK ST SCITUATE, MA 02066	50-6-13-0	47 BROOK ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
REYNOLDS PATRICK G & ELIZ	10/05/2018	O	505,000	50379-198
THOMAS CHRISTIAN P & SIOB	08/20/1999	QS	222,500	17791-30
MCPHERSON JOHN D &	03/29/1990	QS		9672-272

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	%
19-69	01/28/2020	2	ADDITIONS	153,000	07/23/2020	JD	100	100
19-69	01/28/2019	2	ADDITIONS	153,000	08/19/2019	JD	100	80
03-271	05/22/2003	3	ALTERATIONS				100	100
00-590	12/09/2000	3	ALTERATIONS				100	100
00-500	10/18/2000	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,910	HBR 1.00	100 1.00	100 1.00	616,000	1.19	100 1.00	R02 1.40			553,210

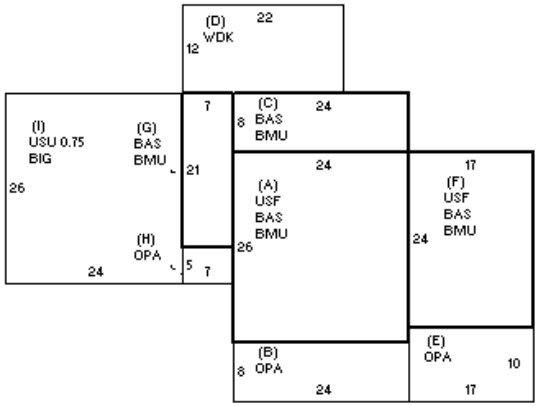
TOTAL	32,910 SF	ZONING		FRNT	293
Ngh	HARBOR	NOTE	T/B/T/E		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	553,200	467,000
BUILDING	724,300	644,500
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	**1,278,600**	**1,112,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60	14X10		140	13.34	1,100

PHOTO 08/20/2019



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/19/2019	JD
LIST	8/19/2019	EST
REVIEW	7/23/2020	JD

BLDG COMMENTS

YEAR BLT	1927	SIZE ADJ	1.000
NET AREA	2,403	DETAIL ADJ	1.248
$NLA(RCN)	$335	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	2	1.00
TOT FIXTURES	10	$10,982
# 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	1	HARDWOOD	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	1,371		47.84	65,586
+	BAS	L	BASE AREA	1,371	1927	261.32	358,263
+	USF	L	UPPER STORY FIN	1,032	1927	237.64	245,243
+	OPA	N	OPEN PORCH	397		56.65	22,491
D	WDK	N	WOOD DECK	264		42.24	11,152
I	BIG	N	BUILT-IN GARAGE	624		57.51	35,889
I	USU	N	UPPER STORY UNF	468		104.75	49,023
	GFP	O	GAS FIREPLACE	1		6,111.60	6,112

TOTAL RCN	804,740

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2012 / 10	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD		$724,300