

Key: 5888

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.613

LEGAL

LAND

DETACHED

BUILDING

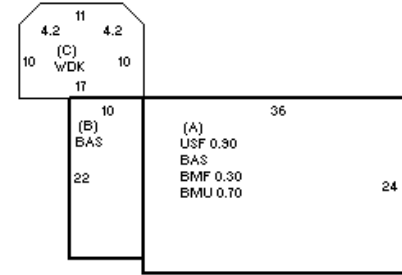
CURRENT OWNER				PARCEL ID				LOCATION			
BRENNAN DEBORAH TR 21 MORDECAI LINCOLN RD SCITUATE, MA 02066				50-12-1-0				55 BROOK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRENNAN DEBORAH TR				07/27/2016	F	100	47236-116				
BRENNAN DEBORAH				02/12/2016	A	375,000	46585-9				
BRENNAN EDWARD F				01/02/2015	F	100	45111-151				

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	%
22-0942	09/09/2022	3	ALTERATIONS	19,643	08/28/2023	JD	100	100
SS09-PLAN	12/31/2007	5	SPLIT/SUB/LA		12/04/2008	ER	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	17,500	HBR 1.00	100	1.00	100	1.00	616,000	2.12	100	1.00	R02 1.40	523,610

TOTAL	17,500 SF	ZONING	FRNT	246	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	523,600	442,000
Infl1	FACTOR 100		BUILDING	313,100	303,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	836,700	745,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/2/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/2/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/28/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	434.831	
NET AREA	1,862	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	605		49.26	29,800	CONDITION ELEM	CD	
\$NLA(RCN)	\$234	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	259		69.15	17,909	EXTERIOR	G	
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	778	1962	185.76	144,519	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,084	1962	204.26	221,423	KITCHEN	G	
				FLOOR COVER	34	COMB	1.00	C	WDK	N	WOOD DECK	212		38.40	8,141	BATHS	G	
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.9	1.00															
ROOMS		9	1.00															
BEDROOMS		6	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		6	\$4,800															
# UNITS		1	1.00															
EFF.YR/AGE 1977 / 45																		
COND 28 28 %																		
FUNC 0																		
ECON 0																		
DEPR 28 % GD 72																		
RCNLD \$313,100																		