Key: 5913

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,638

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
QUINN DONALD E & ANITA GRAFFEO QUINN 90 BROOK ST SCITUATE, MA 02066	50-13-6-0	90 BROOK ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
QUINN DONALD E &	12/08/2015	F	100	46360-72
QUINN DONALD E	02/26/2003	A	100	24312-42
QUINN DONALD E & MILDRED	02/20/1987	XX		7497-5

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

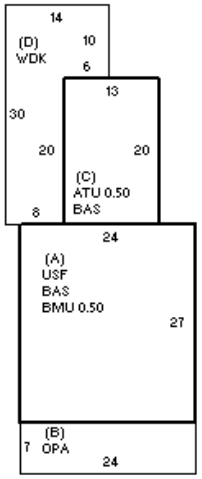
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		05/25/2023	JD	100	100
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,680	HBR 1.00	100 1.00	100 1.00	616,000	2.34	100 1.00	R02 1.40			519,620

TOTAL	15,682 SF	ZONING		FRNT	129
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	519,600	438,600
BUILDING	250,100	121,900
DETACHED	1,600	1,200
OTHER	0	0
TOTAL	**771,300**	**561,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	10 X 16	2007	160	12.89	1,600

PHOTO 05/25/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/25/2023	JD
LIST	5/25/2023	EST
REVIEW	3/21/2011	ER

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,556	DETAIL ADJ	1.200
$NLA(RCN)	$277	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	$4,800
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	324		63.15	20,461
A	USF	L	UPPER STORY FIN	648	1900	231.42	149,960
B	OPA	N	OPEN PORCH	168		51.50	8,652
+	BAS	L	BASE AREA	908	1900	254.48	231,066
C	ATU	N	ATTIC UNF	130		37.00	4,810
D	WDK	N	WOOD DECK	300		38.40	11,520

TOTAL RCN	431,269

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A

EFF.YR/AGE	1965 / 57	
COND	42	42 %
FUNC	0	
ECON	0	
DEPR	42	% GD 58
RCNLD		$250,100