

Key: 5914

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.639

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NABSTEDT STEPHEN D & TRESHIA				50-13-7-0				86 BROOK ST			
86 BROOK ST SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				NABSTEDT STEPHEN D & NABSTEDT TRESHIA				02/05/2016	F	100	46565-278
								06/01/2006	QS	850,000	32781-7
				FITCH SCOTT H AND DARCY				04/04/2001	F		19615-228

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-1134	10/26/2022	3	ALTERATIONS	86,700	05/22/2023	NC	100	100
22-0795	07/25/2022	3	ALTERATIONS	45,500	05/22/2023	NC	100	100
		7	OTHERS		02/09/2006	SJ	100	100
		3	ALTERATIONS		03/29/2004	PJB	100	100
		2	ADDITIONS		01/21/2004	PJB	90	100

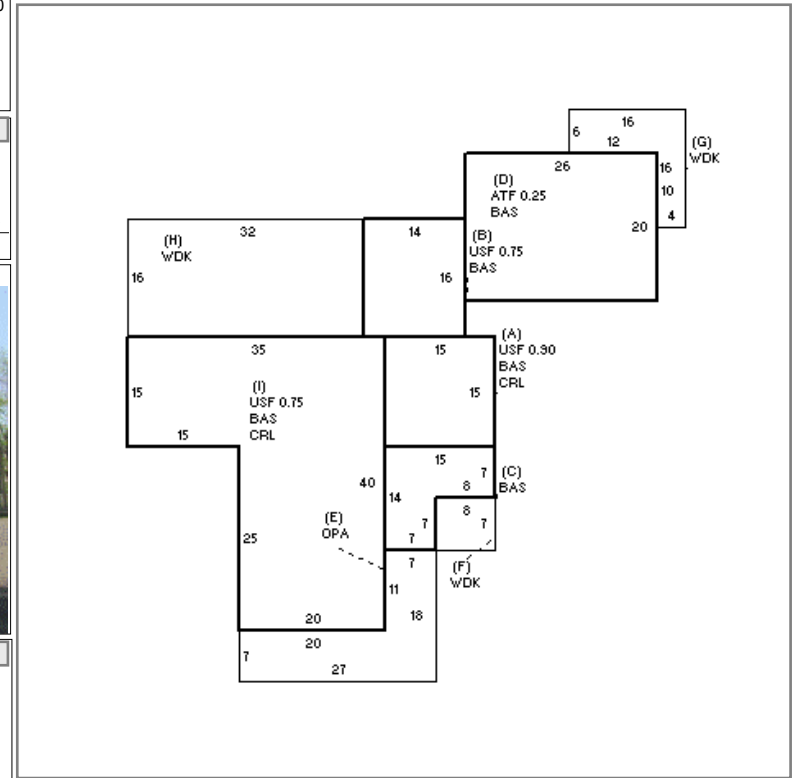
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	HBR 1.00	100	1.00	100	1.00	100	1.00	R02	1.40	565,660
300	A	0.152	HBR 1.00	100	1.00	100	1.00	100	1.00	R02	1.40	4,210

TOTAL	1.070 Acres	ZONING	NOTED	FRNT	171	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR			LAND	569,900	481,300		
Inf1	FACTOR 100			BUILDING	822,600	635,900		
Inf2	PHY 100			DETACHED	11,100	10,500		
				OTHER	0	0		
				<b>TOTAL</b>	<b>1,403,600</b>	<b>1,127,700</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		924	39.95	11,100



BLDG COMMENTS  
FY12 FR- CAPE TO CONV



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST	5/22/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/29/2023	MR
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,003,200			
NET AREA	3,417	DETAIL ADJ	1.272	FOUNDATION	3	CONT WALL	1.00	+	CRL	N	BSMT CRAWL	1,250		11.91	14,890	CONDITION ELEM	CD			
\$NLA(RCN)	\$294	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	971	1900	258.38	250,883	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,148	1900	284.12	610,286	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	USF	L	UPPER STORY FIN	168	2022	258.38	43,408	KITCHEN	G			
				FLOOR COVER	2	SOFTWOOD	1.00	D	ATF	L	ATTIC FINISH	130	1900	183.57	23,864	BATHS	G			
				INT FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	266		61.80	16,439	HEAT	U			
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	WDK	N	WOOD DECK	704		46.08	32,441	ELECT	U			
				FUEL SOURCE	99	N/A	1.00													
																		EFF.YR/AGE	2004 / 18	
																		COND	17 17 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	18 % GD 82	
																		RCNLD	\$822,600	