

Key: 5919

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.643

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
TAFT RICHARD & JOANN 74 BROOK ST SCITUATE, MA 02066										50-13-11-0				74 BROOK ST			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
TAFT RICHARD & JOANN										07/31/2015	QS	725,000	45874-294				
MENARD SCOTT A & LINDA B										04/26/1996	QS	196,000	14315-261				
ALLEN CARLOS R & ALISON J										09/16/1988	XX		8712-37				

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 %
01-500	09/06/2001	2	ADDITIONS				100 100
98-212	05/01/1998	3	ALTERATIONS				100 100
97-462	08/01/1997	2	ADDITIONS				100 100
		7	OTHERS				100 100

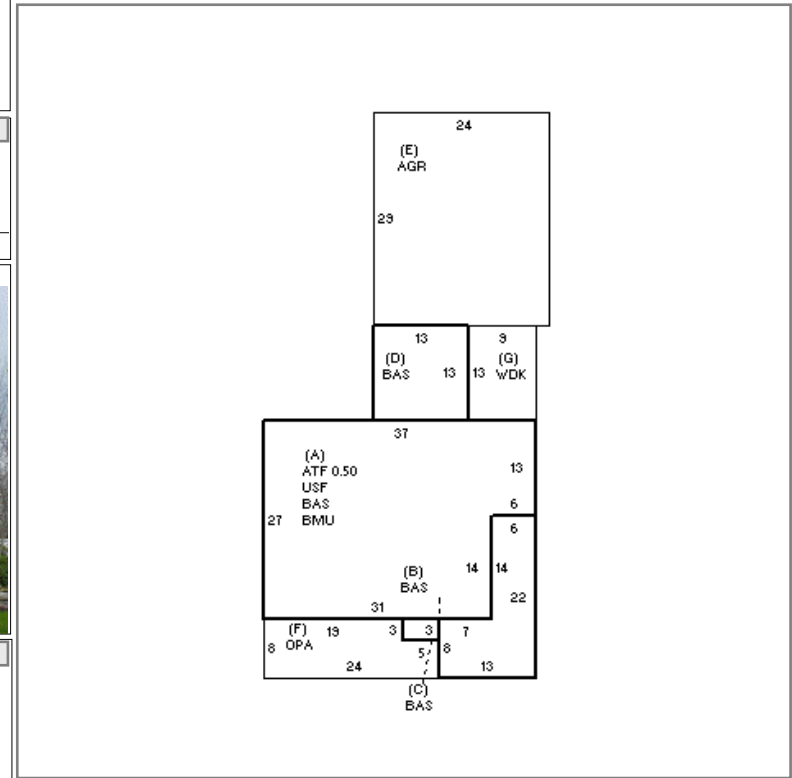
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	22,348	HBR 1.00	100	1.00	100	1.00	616,000	1.69	100	1.00	R02 1.40	533,560

TOTAL	22,346 SF	ZONING		FRNT	98	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	533,600	450,400			
Inf1	FACTOR 100		BUILDING	608,800	548,900			
Inf2	PHY 100		DETACHED	52,800	48,000			
			OTHER	0	0			
			TOTAL	1,195,200	1,047,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	G	1.20	SV 1.00		40,000	1.32	52,800



BLDG COMMENTS
Detached garage converted to guest house/studio per MLS



BUILDING	CD	ADJ	DESC	MEASURE	9/9/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/9/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/21/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1905	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,660	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	915		58.10	53,160
\$NLA(RCN)	\$305	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	915	1905	259.31	237,268
				ROOF SHAPE	2	HIP	1.00	A	ATF	L	ATTIC FINISH	458	1905	184.23	84,379
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,287	1905	285.14	366,982
				FLOOR COVER	2	SOFTWOOD	1.00	E	AGR	N	ATT GARAGE	696		49.22	34,254
				INT FINISH	1	PLASTER	1.00	F	OPA	N	OPEN PORCH	177		61.80	10,939
				HEATING/COOLING	9	WARM/COOL AIR	1.03	G	WDK	N	WOOD DECK	117		46.08	5,392
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	811,752
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$608,800