

Key: 5922

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.646

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
SULLIVAN TIMOTHY & DEBORAH 58 BROOK ST SCITUATE, MA 02066				50-13-14-0				58 BROOK ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SULLIVAN TIMOTHY & DEBORA				10/28/2021	QS	1,150,000	55919-201					
MENDES JOYCE B & VICTOR A				11/21/1997	QS	250,000	15666-16					
THORPE DAVID				08/26/1994	QS	216,000	13106-189					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,626	HBR 1.00	100	1.00	616,000	1.49	100	1.00	R02		539,890

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	%
22-0296	03/21/2022	3	ALTERATIONS	37,650	07/25/2022	JD	100	100
		7	OTHERS		10/28/2021	JD	100	100
18-583	08/30/2018	3	ALTERATIONS	9,000	08/20/2019	JD	100	70
18-583	08/30/2018	3	ALTERATIONS	9,000	07/23/2020	JD	100	100

TOTAL	25,626 SF	ZONING		FRNT	147	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE				LAND	539,900	455,800
Inf1	FACTOR 100		BUILDING	550,300	534,500			
Inf2	PHY 100		DETACHED	29,400	28,000			
			OTHER	0	0			
						TOTAL	1,119,600	1,018,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00	30 0.70 32X23		736	32.88	16,900
APR	A	1.00	10 0.90 12X24	2022	288	20.20	5,200
PTD	A	1.00	10 0.90 30X16	2022	480	7.31	3,200
HTB	A	1.00	20 0.80		1	5,181.80	4,100



BLDG COMMENTS		
MLS		

BUILDING	CD	ADJ	DESC	MEASURE	7/23/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/23/2020	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/25/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1905	SIZE ADJ	1.000
NET AREA	2,629	DETAIL ADJ	1.272
\$NLA(RCN)	\$275	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		9	1.00
BEDROOMS		6	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		11	\$12,313
# UNITS		2	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	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	715		57.80	41,324
+	USF	L	UPPER STORY FIN	940	1905	245.16	230,450
A	ATF	L	ATTIC FINISH	451	1905	174.18	78,557
+	BAS	L	BASE AREA	1,238	1905	269.59	333,747
D	OPA	N	OPEN PORCH	203		56.65	11,501
F	WDK	N	WOOD DECK	144		42.24	6,083
	F31	O	FPL 3S 1OP	1		10,116.70	10,117

TOTAL RCN	724,090
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	1991 / 31
COND	25 25%
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$550,300

