

Key: 5923

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.647

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CURRENT OWNER				PARCEL ID				LOCATION				
AHL CHARLES R JR & PAMELA A C				50-13-15-0				54 BROOK ST				
54 BROOK STREET				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				AHL CHARLES R JR & PAMELA				02/16/1993	QS	143,000	11651-21	
				SMITH MARY S				01/01/1951	XX		2105-341	

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	%	

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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,846	HBR 1.00	100	1.00	100	1.00	616,000	2.63	100	1.00	R02 1.40	515,390

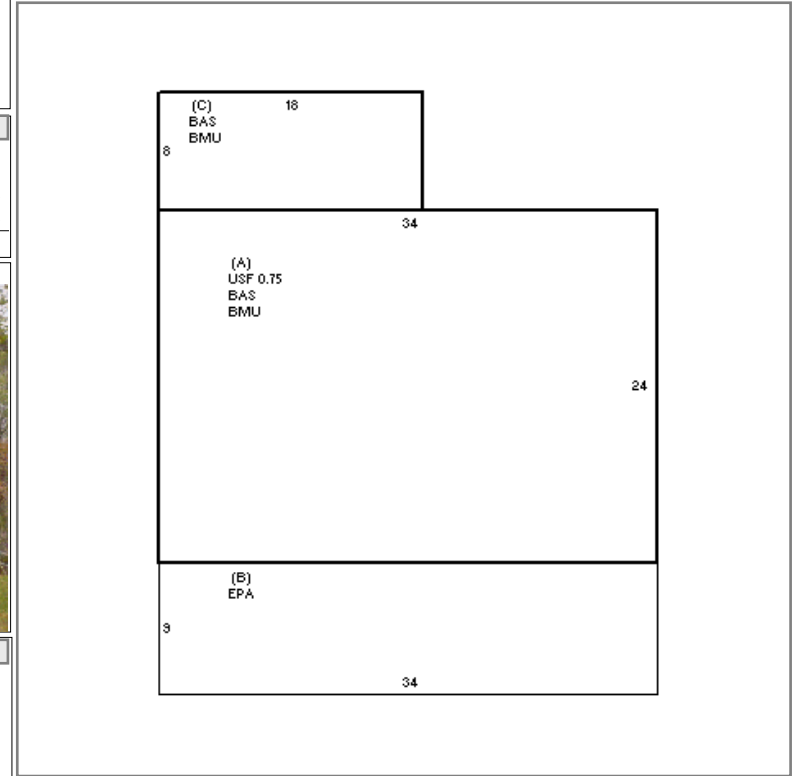
TOTAL	13,852 SF	ZONING		FRNT	95	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE		LAND	515,400	435,100		
Inf1	FACTOR 100		BUILDING	195,900	182,200			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	711,300	617,300		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	FY12 FR- GOOD TO AVG
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BUILDING	CD	ADJ	DESC	MEASURE	9/9/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/9/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/21/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	445,286	
NET AREA	1,572	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	960		47.70	45,791	CONDITION ELEM	CD	
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	960	1935	237.46	227,965	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1935	215.95	132,160	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	306		90.20	27,601	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00	F11	O		FPL 1S 1OP	1		7,281.00	7,281	BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1956 / 66
																	COND	56 56 %
																	FUNC	0
																	ECON	0
																	DEPR	56 % GD 44
																	RCNLD	\$195,900