

Key: 5980

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.685

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHANLEY MATTHEW 42 BROOK ST SCITUATE, MA 02066				50-5-14-0				42 BROOK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHANLEY MATTHEW				06/16/2021	QS	625,000	55151-196				
CICIO MARCO & ALBERTINA				01/01/1978	QS		4345-300				
SLADEN CO INC				01/01/1973	XX		3772-795				

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	%
23-0713	08/15/2023	3	ALTERATIONS	9,000				0
03-324	06/17/2003	3	ALTERATIONS	22,000	06/30/2004	SJ	100	100
97-463	08/06/1997	3	ALTERATIONS				100	100
		7	OTHERS				100	100
		3	ALTERATIONS				0	0

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,200	HBR 1.00	100	1.00	100	1.00	616,000	2.41	100	1.00	R02 1.40	518,520

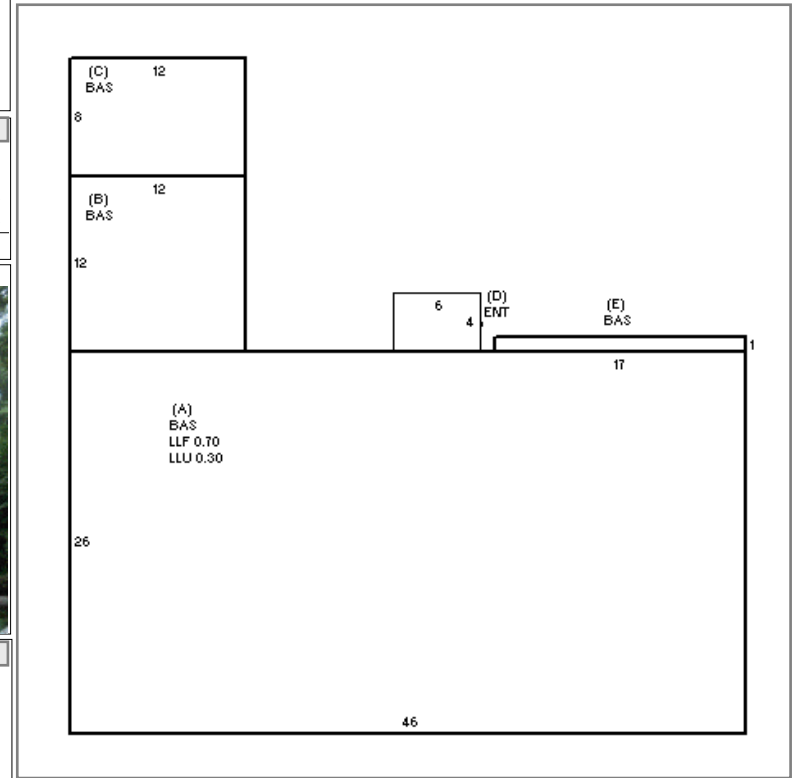
TOTAL	15,202 SF	ZONING	HARBOR	FRNT	230	ASSESSED	518,500	CURRENT	806,900	PREVIOUS	437,700
Ngh	HARBOR	NOTE IN-LAW/ACCESSORY DWG.	LAND	518,500	437,700						
Inf1	FACTOR 100		BUILDING	288,400	256,700						
Inf2	PHY 100		DETACHED	0	0						
			OTHER	0	0						
			TOTAL	806,900	694,400						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 07/25/2022

BLDG COMMENTS
IN-LAW APT/ LEGAL ACCESSORY DWELLING
MLS



BUILDING	CD	ADJ	DESC	MEASURE	3/25/2015
MODEL	1		RESIDENTIAL	LIST	3/25/2015
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/25/2022
QUALITY	A	1.00	AVERAGE [100%]		JD
FRAME	1	1.00	WOOD FRAME [100%]		

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	2,290	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	359		58.11	20,862	
\$NLA(RCN)	\$197	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	LLF	L	LOWER LEVEL FIN	837	1972	138.06	115,556	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,453	1972	200.16	290,831
STORIES	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	D	ENT	N	ENCLOSED ENTRY	24			97.71	2,345	
ROOMS	10	1.00	FLOOR COVER	14	COMB	1.00		F21	O	FPL 2S 10P	1			8,239.00	8,239	
BEDROOMS	5	1.00	INT FINISH	2	DRYWALL	1.00		FPL	O	FIREPLACE	1			7,813.00	7,813	
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02										
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00										
TOT FIXTURES	6	\$4,992														
# UNITS	2	1.02														

TOTAL RCN	450,638
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$288,400