

Key: 5981

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.686

LEG  
A  
L

L  
A  
N  
D

D  
E  
T  
A  
C  
H  
E  
D

B  
U  
I  
L  
D  
I  
N  
G

CURRENT OWNER				PARCEL ID				LOCATION			
THIBODEAU THEODORE J & ALICE 40 BROOK ST SCITUATE, MA 02066				50-5-15-0				40 BROOK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THIBODEAU THEODORE J & AL				04/04/2012	A	1	41187-123				
THIBODEAU THEODORE J & AL				01/11/1985	QS		5933-333				
THIBODEAU THEODORE J ET A				01/01/1972	XX		3663-211				

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	%
94-387	08/16/1994	3	OTHERS		05/25/2023	JD	100	100
94-388	08/16/1994	3	ALTERATIONS				100	100
91-891	12/16/1991	3	ALTERATIONS				100	100
90-632	10/15/1990	3	ALTERATIONS				100	100

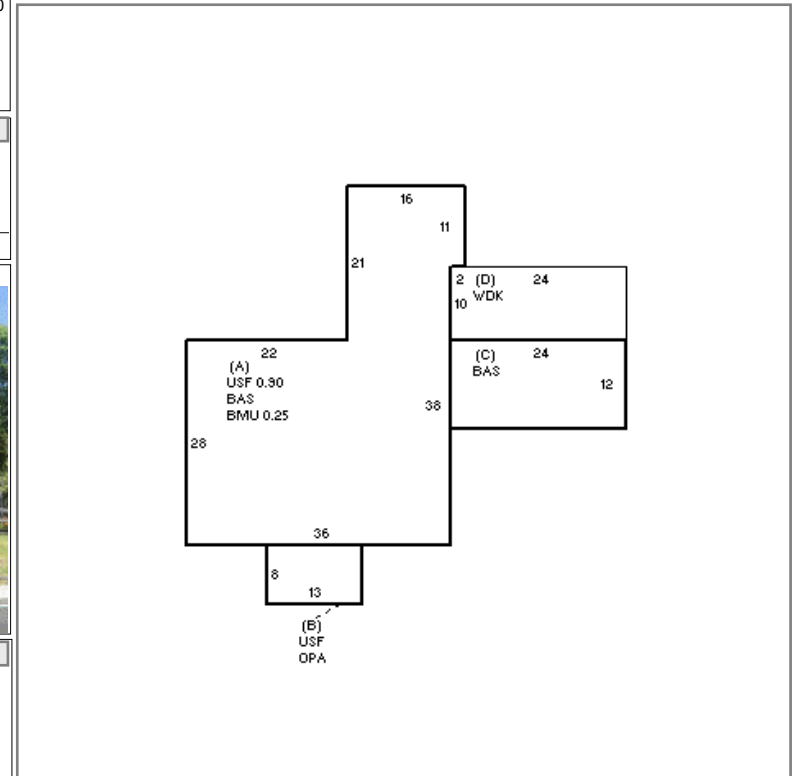
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	HBR 1.00	100	1.00	616,000	1.00	100	1.00	R02	1.40	565,660
300	A	0.082	HBR 1.00	100	1.00	27,720	1.00	100	1.00	R02	1.40	2,270

TOTAL	43,560 SF	ZONING		FRNT	171	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	N O T E			LAND	567,900	479,500	
Infl1	FACTOR 100		BUILDING	268,000	166,500			
Infl2	PHY 100		DETACHED	5,100	15,600			
			OTHER	0	0			
			TOTAL	841,000	661,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	-	0.90 80 0.20	36X26		936	27.10	5,100



BUILDING	CD	ADJ	DESC	MEASURE	5/25/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/25/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/21/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	2,908	DETAIL ADJ	1.224
\$NLA(RCN)	\$242	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.9	1.00	
ROOMS	10	1.00	
BEDROOMS	6	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,896	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	331		63.15	20,903
+	USF	L	UPPER STORY FIN	1,296	1900	211.41	273,989
B	OPA	N	OPEN PORCH	104		51.50	5,356
+	BAS	L	BASE AREA	1,612	1900	232.48	374,750
D	WDK	N	WOOD DECK	240		38.40	9,216
	F21	O	FPL 2S 1OP	1		8,239.00	8,239
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	705,162
CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	O
ELECT	A
EFF.YR/AGE	1953 / 69
COND	62 62 %
FUNC	0
ECON	0
DEPR	62 % GD 38
RCNLD	\$268,000