

Key: 5982

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.687

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRIEN JOSEPH P & BARBARA 34 BROOK STREET SCITUATE, MA 02066				50-5-16-0				34 BROOK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BRIEN JOSEPH P & BARBARA				01/01/1979	QS	4581-16		4333-26			
FISHER CHARLES E & ELIZAB				01/01/1978	XX	3244-481					
STANLEY ELIZABETH & FISHE				01/01/1966	XX						

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 %
21-1032	07/16/2021	3	ALTERATIONS	5,627	07/25/2022	JD	100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,890	HBR 1.00	100	1.00	616,000	3.30	100	1.00	R02	1.40	508,060

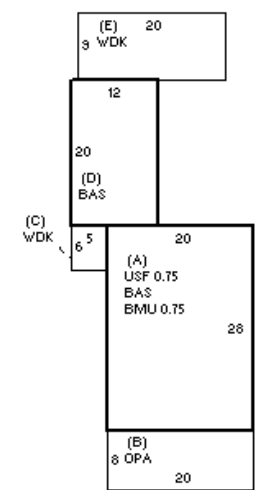
TOTAL	10,890 SF	ZONING		FRNT	85	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	508,100	428,900			
Infl1	FACTOR 100		BUILDING	215,600	191,800			
Infl2	PHY 100		DETACHED	800	700			
			OTHER	0	0			
			TOTAL	724,500	621,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X8		64	17.03	800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/25/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/25/2022	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	1874	SIZE ADJ	1.000
NET AREA	1,220	DETAIL ADJ	1.224
\$NLA(RCN)	\$305	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,938	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	420		63.15	26,523
EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	420	1874	250.83	105,349
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	160		51.50	8,240
ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	210		38.40	8,064
FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	800	1874	275.82	220,658
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	371,772
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1965 / 57
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$215,600