

Key: 5983

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.688

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
THIBEAULT KATHLEEN A TR & CHARLES R TR P O BOX 172 SCITUATE, MA 02066				50-5-17-0				32 BROOK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THIBEAULT KATHLEEN A TR & SPINZOLA PETER D & DEBRA				05/18/2022	O	650,000	56820-113				
WOODMAN LESLIE C & MARIE				12/15/1989	QS	128,900	9511-323				
				01/01/1976	QS	4103-69					

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	%
22-1192	11/15/2022	2	ADDITIONS	137,500	05/04/2023	JD	65	65
		7	OTHERS		10/11/2023	JD	100	100
22-0823	08/04/2022	3	ALTERATIONS	15,000	05/04/2023	JD	100	100
22-0656	06/22/2022	3	ALTERATIONS	9,500	05/04/2023	JD	100	100
90-365	06/26/1990	3	ALTERATIONS			JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,890	HBR 1.00	100	1.00	100	1.00			R02	1.40	508,060

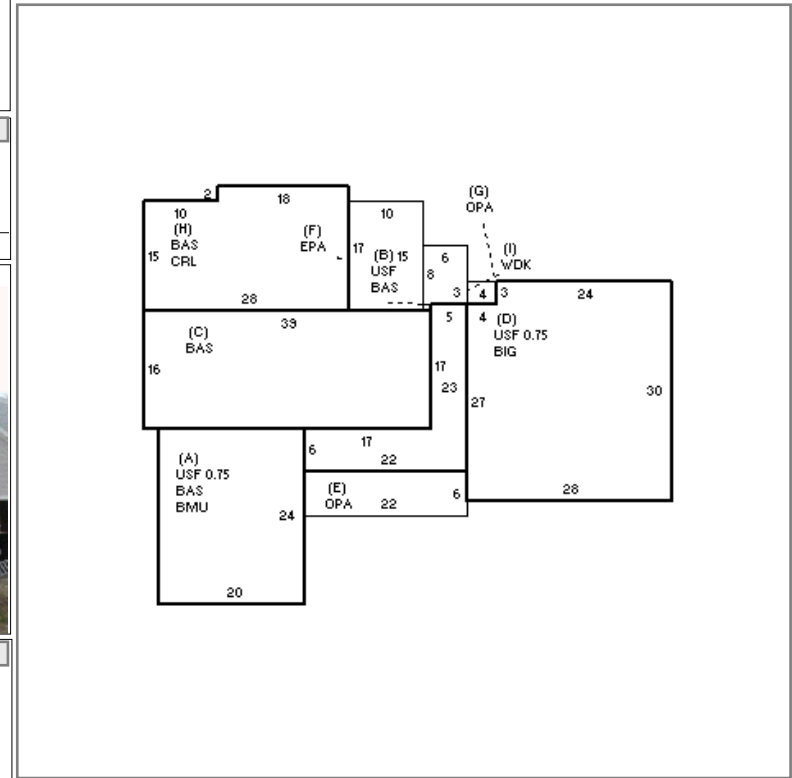
TOTAL	10,890 SF	ZONING	FRNT	102	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	508,100	428,900		
Inf1	FACTOR 100		BUILDING	502,400	224,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,010,500	653,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

MLS



BUILDING	CD	ADJ	DESC	MEASURE	5/4/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/4/2023	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	10/11/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1878	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,975	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	480		48.08	23,078
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	981	1878	212.77	208,731
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	697	1878	233.97	163,079
				ROOF COVER	1	ASPH SHINGLES	1.00	B	USF	L	UPPER STORY FIN	217	2023	212.77	46,172
				FLOOR COVER	12	COMB	1.00	+	BAS	L	BASE AREA	1,080	2023	233.97	252,691
				INT FINISH	2	DRYWALL	1.00	D	BIG	N	BUILT-IN GARAGE	828		49.11	40,664
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	OPA	N	OPEN PORCH	144		51.50	7,416
				FUEL SOURCE	2	GAS	1.00	F	EPA	N	ENCLOSED PORCH	150		90.20	13,530
								H	CRL	N	BSMT CRAWL	456		10.73	4,895
								I	WDK	N	WOOD DECK	48		38.40	1,843

TOTAL RCN	772,976
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	35 uc
ECON	0
DEPR	35 % GD 65
RCNLD	\$502,400