Key: 5984

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,689

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PARKER FREDERIC F & MILDRED YOUNG-PARKER 11 YOUNGS LANE SCITUATE, MA 02066	50-5-18-0	28 BROOK ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PARKER FREDERIC F &	08/01/1986	QS		6993-327
PARKER FREDERIC J & MILDR	01/01/1965	XX		3166-183
YOUNG FRANK L & MILDRED S	01/01/1957	XX		2085-495

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

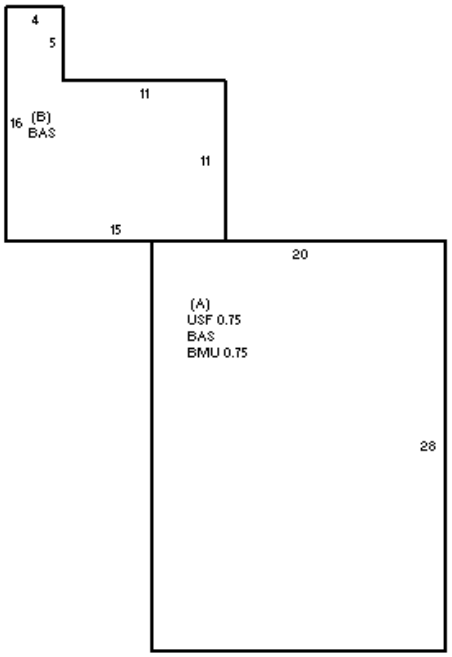
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,399	HBR 1.00	100 1.00	100 1.00	616,000	1.14	100 1.00	R02 1.40			555,820

TOTAL	34,412 SF	ZONING		FRNT	19
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	555,800	469,200
BUILDING	126,100	99,800
DETACHED	3,800	4,900
OTHER	0	0
TOTAL	**685,700**	**573,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	L 0.80	70 0.30	24X20		480	26.30	3,800

PHOTO 05/25/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/25/2023	JD
LIST	5/25/2023	EST
REVIEW	3/21/2011	ER

YEAR BLT	1873	SIZE ADJ	1.000
NET AREA	1,165	DETAIL ADJ	1.236
$NLA(RCN)	$301	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,933
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	420		63.15	26,523
A	USF	L	UPPER STORY FIN	420	1873	256.37	107,676
+	BAS	L	BASE AREA	745	1873	281.91	210,026

TOTAL RCN	350,158

CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	O
ELECT	O

EFF.YR/AGE	1952 / 70	
COND	64	64 %
FUNC	0	
ECON	0	
DEPR	64	% GD 36
RCNLD		$126,100