

Key: 5986

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.691

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
THIGPEN MATTHEW COLLIN & ELIZABETH S 26 BROOK ST SCITUATE, MA 02066				50-5-20-0				26 BROOK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THIGPEN MATTHEW COLLIN & COZZA DANIEL & STACEY				05/15/2020	QS	1,400,000	52761-274				
CONNERS MICHAEL J & ROBIN				08/01/2014	QS	1,090,000	44599-142				
				12/01/2008	QS	1,000,000	36571-8				

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 %
23-0705	08/14/2023	3	ALTERATIONS	25,000			0 0
22-0580	06/03/2022	3	ALTERATIONS	30,700	05/19/2023	NC	100 100
		7	OTHERS		09/22/2020	JD	100 100
14-234	05/09/2014	3	ALTERATIONS	11,481	09/25/2014	RJM	100 100
04-720	10/29/2004	3	ALTERATIONS	20,000	07/11/2005	SJ	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,115	HBR 1.00	100	1.00	100	1.00		R08	1.40		562,280

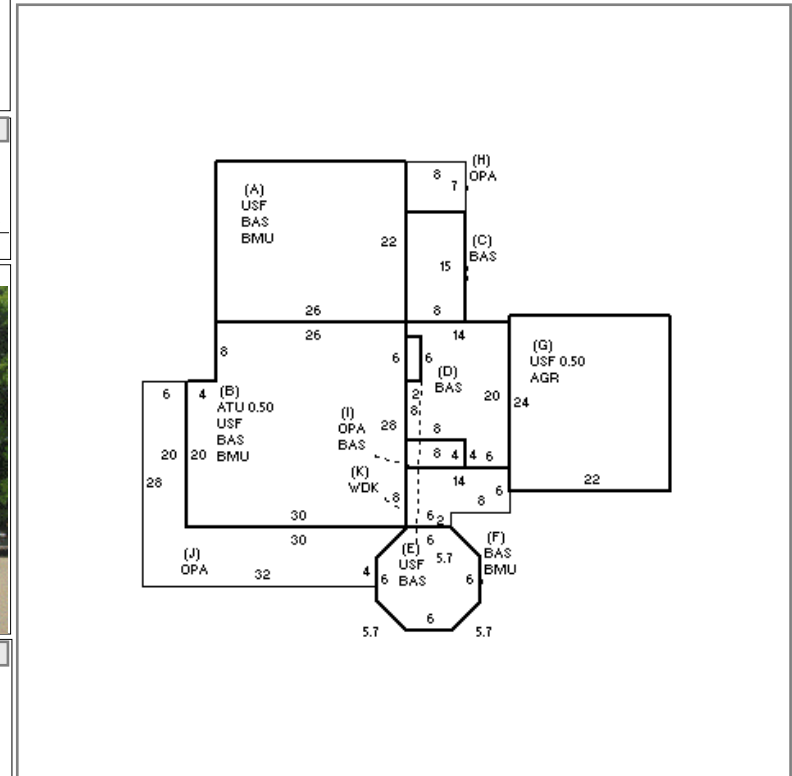
TOTAL	38,115 SF	ZONING	FRNT	148	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	562,300	474,700		
Inf1	FACTOR 100		BUILDING	1,352,000	1,117,000		
Inf2	PHY 100		DETACHED	14,600	13,900		
			OTHER	0	0		
			TOTAL	1,928,900	1,605,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	G	1.20	20 0.80	20 X 20	400	39.46	12,600
PTD	A	1.00	20 0.80	18 X 18	324	7.78	2,000



BUILDING	CD	ADJ	DESC	MEASURE	9/22/2020	JD
MODEL	1		RESIDENTIAL	LIST	9/22/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/28/2023	MR
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	3,600	DETAIL ADJ	1.260
\$NLA(RCN)	\$376	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,544		59.35	91,640
EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	572	1930	296.90	169,828
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,084	2003	296.90	321,843
ROOF COVER	2	WOOD SHINGLES	1.01	B	ATU	N	ATTIC UNF	404		51.80	20,927
FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	692	1930	326.49	225,928
INT FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	1,252	2003	326.49	408,759
HEATING/COOLING	11	HW/COOL AIR	1.04	G	AGR	N	ATT GARAGE	528		60.94	32,175
FUEL SOURCE	2	GAS	1.00	+	OPA	N	OPEN PORCH	472		72.10	34,031
				K	WDK	N	WOOD DECK	96		53.75	5,160
					F31	O	FPL 3S IOP	1		12,875.80	12,876
					FPL	O	FIREPLACE	1		10,938.20	10,938
					ODS	O	OUT DOOR SHOWER	1		2,367.40	2,367

TOTAL RCN	1,351,997
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$1,352,000