

Key: 5987

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.692

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
PISCO MICHAEL J & KATHRYN C 20 BROOK ST SCITUATE, MA 02066				50-5-21-0				20 BROOK ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PISCO MICHAEL J & KATHRYN				08/20/2021	QS	1,595,000	55510-332					
POTTS DAVID J & LISA J				01/30/2009	S	251,000	36746-346					
J P MORGAN CHASE BANK				01/28/2009	L	581,336	36732-154					

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	%
09-148	04/24/2009	1	OTHERS		07/25/2022	JD	100	100
09-148	04/24/2009	1	NEW CONST	325,000	06/11/2009	SJ	100	100
09-148	04/24/2009	1	NEW CONST	325,000	06/10/2010	SJ	100	100
09-026	02/04/2009	4	DEMO	10,000	05/15/2009	SJ	100	100
		7	OTHERS		08/10/2006	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,665	HBR 1.00	100	1.00	616,000	1.60	100	1.00	R02 1.40		536,120

TOTAL	23,665 SF	ZONING	FRNT	147	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	536,100	452,600
Inf1	FACTOR 100		BUILDING	1,055,300	948,700		
Inf2	PHY 100		DETACHED	4,500	4,400		
			OTHER	0	0		
					TOTAL	1,595,900	1,405,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	30 0.70		1	5,181.80	3,600
SHF	A	1.00	30 0.70	10 X 8	80	15.97	900



BLDG COMMENTS
MLS

BUILDING	CD	ADJ	DESC	MEASURE	7/25/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/25/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW		
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2010	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,773	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,051		48.30	99,058
\$NLA(RCN)	\$298	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	2,051	2010	250.20	513,170
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,722	2010	227.53	391,814
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BIG	N	BUILT-IN GARAGE	784		54.50	42,730
				FLOOR COVER	13	COMB	1.00	C	ATU	N	ATTIC UNF	248		44.40	11,011
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	200		46.08	9,216
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	OPA	N	OPEN PORCH	371		61.80	22,928
				FUEL SOURCE	2	GAS	1.00	G	ENT	N	ENCLOSED ENTRY	120		117.24	14,069
								G	GFP	O	GAS FIREPLACE	1		6,667.20	6,667

TOTAL RCN	1,122,628
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2016 / 6
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$1,055,300

