Key: 5989

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,694

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HEGARTY MICHAEL A 16 BROOK ST SCITUATE, MA 02066	50-5-23-0	16 BROOK ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HEGARTY MICHAEL A	08/14/2006	H	1	33186-107
HEGARTY MICHAEL & SHEILA	01/14/1992	QS		10695-330
HEGARTY MICHAEL A	06/20/1979	XX		4685-352

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

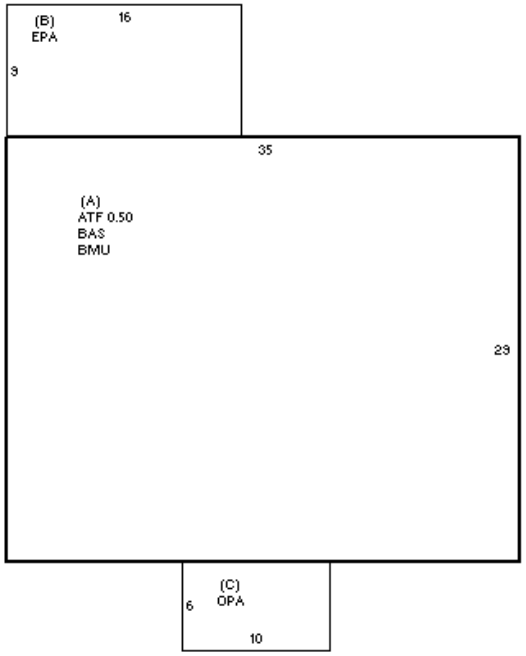
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0645	06/21/2022	3	ALTERATIONS	3,000	05/25/2023	JD	100	100
97-394	07/10/1997	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,210	HBR 1.00	100 1.00	100 1.00	616,000	2.96	100 1.00	R02 1.40			511,440

TOTAL	12,197 SF	ZONING		FRNT	70
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	511,400	431,700
BUILDING	222,600	147,900
DETACHED	3,300	2,500
OTHER	0	0
TOTAL	**737,300**	**582,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L 0.80	70 0.30	12X18		216	43.80	2,800
SHF	- 0.90	70 0.30	12X10		120	12.53	500

PHOTO 05/25/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [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	1925	SIZE ADJ	1.000
NET AREA	1,523	DETAIL ADJ	1.122
$NLA(RCN)	$261	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,386
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,015		46.94	47,646
A	BAS	L	BASE AREA	1,015	1925	239.12	242,706
A	ATF	L	ATTIC FINISH	508	1925	154.50	78,485
B	EPA	N	ENCLOSED PORCH	144		90.20	12,989
C	OPA	N	OPEN PORCH	60		51.50	3,090
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	397,583

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A

EFF.YR/AGE	1963 / 59	
COND	44	44 %
FUNC	0	
ECON	0	
DEPR	44	% GD 56
RCNLD		$222,600