

Key: 6088

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.789

LEGAL LAND

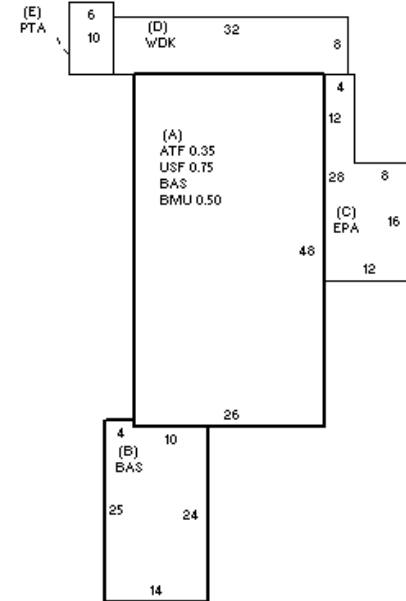
CURRENT OWNER				PARCEL ID				LOCATION				
BRODIGAN PATRICIA TR 391 SCHOOL STREET BELMONT, MA 02478				51-1-17-0				17 CIRCUIT AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BRODIGAN PATRICIA TR				09/28/2018	QS	1,330,000	50343-212					
PETERSON PAMELA DERBY TR				01/25/2018	F	1,494,399	149439-113					
PETERSON DEBORAH AND				03/12/2003	F	244,622	24462-162					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,808	CLF 1.00	100	1.00	1,944,800	2.33	85	0.85	WF5	5.20	1,641,410

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 %
23-0609	07/17/2023	3	ALTERATIONS	582,700			0 0
06-346		3	ALTERATIONS	6,000	08/03/2007	SJ	100 100
02-074	02/14/2002	3	ALTERATIONS				100 100
95-700	11/01/1995	3	ALTERATIONS				100 100
93-45	01/27/1993	3	ALTERATIONS				100 100

LEGAL LAND

TOTAL	15,808 SF	ZONING	FRNT	43	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE C/W 18 INFL.3 = NARROW LOT	LAND		1,641,400	1,492,200	
Inf1	FACTOR 100		BUILDING		629,200	519,900	
Inf2	PHY 100		DETACHED		700	700	
			OTHER		0	0	
			TOTAL		2,271,300	2,012,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1996	60	17.03	700



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	8/21/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/21/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/18/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	983,118		
NET AREA	2,961	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	624		77.39	48,290	CONDITION ELEM	CD		
\$NLA(RCN)	\$332	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	936	1930	289.53	270,998	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	437	1930	205.71	89,894	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,588	1930	318.38	505,581	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	C	EPA	N	ENCLOSED PORCH	240		126.28	30,307	BATHS	A		
				INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	256		53.76	13,762	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00	E	PTA	N	PATIO	60		20.86	1,252	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	F	FPL	O	FIREPLACE	1		10,938.20	10,938				
																		EFF.YR/AGE	1968 / 54
																		COND	36 36%
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$629,200