

Key: 6155

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.857

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| FARRELL MARY 4 BRIGGS LN SCITUATE, MA 02066 | | | | 48-3-45-0 | | | | 4 BRIGGS LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| FARRELL MARY | | | | 12/18/2013 | QS | 535,000 | 43933-5 | | | | |
| KOMEJKO CHARLES TRUSTEE | | | | 08/01/1994 | D | 256,000 | 13057-197 | | | | |
| MORRISSEY JAMES F TR | | | | 01/01/1984 | XX | | 5881-304 | | | | |

| 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 | % |
| 22-1243 | 11/30/2022 | 3 | ALTERATIONS | 1,400 | 05/31/2023 | NC | 100 | 100 |
| | | 6 | CYCL GROWTH | | 06/08/2011 | | 100 | 100 |
| | | 6 | CYCL GROWTH | | 02/19/2004 | PJB | 100 | 100 |

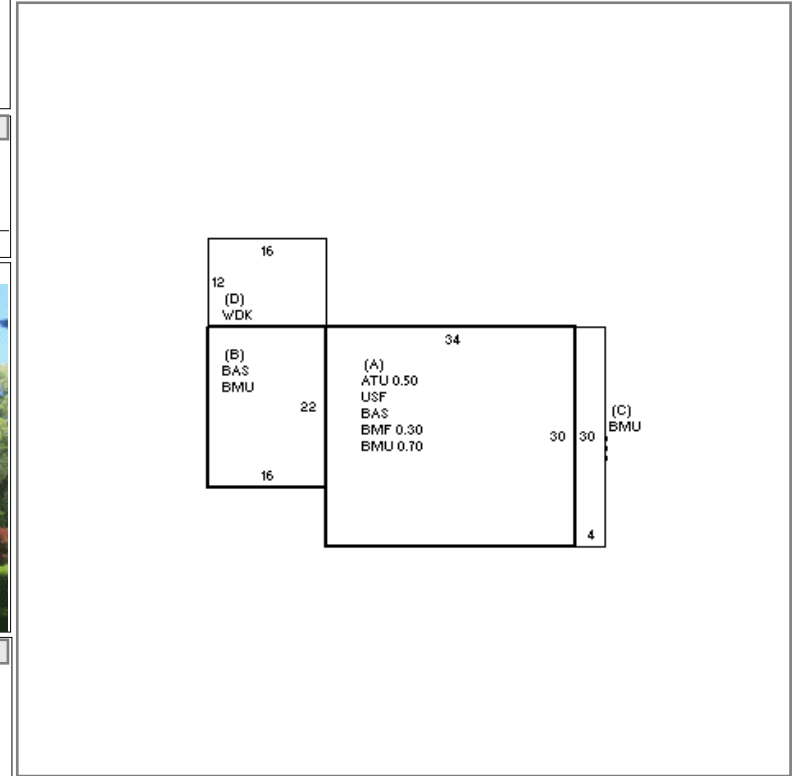
| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|-------|-------|----------|------|-------|-----|------|------------|-----------|
| 100 | S | 40,000 | SC 1.00 | 100 | 1.00 | 100 | 1.00 | 1.00 | R04 | 0.90 | | 363,640 |

| TOTAL | 39,988 SF | ZONING | FRNT 153 | ASSESSED | | CURRENT | | PREVIOUS | |
|-------|------------|------------------|----------|--------------|----------------|----------------|--|----------|--|
| Ngh | SCITUATE | N O T E | IN M53 | LAND | 363,600 | 348,900 | | | |
| Infl1 | FACTOR 100 | | | BUILDING | 497,400 | 460,500 | | | |
| Infl2 | PHY 100 | | | DETACHED | 15,800 | 15,000 | | | |
| | | | | OTHER | 0 | 0 | | | |
| | | | | TOTAL | 876,800 | 824,400 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|--------|
| SHF | A | 1.00 | 30 0.70 | | 40 | 17.03 | 500 |
| IPG | A | 1.00 | 20 0.80 | 16 X 32 | 512 | 37.28 | 15,300 |



| BUILDING | CD | ADJ | DESC | MEASURE | 7/28/2009 | PL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/28/2009 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 6/27/2023 | NC |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1994 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 2,392 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,186 | | 46.96 | 55,693 |
| \$NLA(RCN) | \$263 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BMF | N | BSMT FINISH-SEP | 306 | | 65.92 | 20,172 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,372 | 1994 | 219.25 | 300,814 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 1,020 | 1994 | 199.39 | 203,374 |
| | | | | FLOOR COVER | 13 | COMB | 1.00 | A | ATU | N | ATTIC UNF | 510 | | 40.70 | 20,757 |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | D | WDK | N | WOOD DECK | 192 | | 42.24 | 8,110 |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | BMG | O | BSMT GARAGE | 2 | | 2,740.10 | 5,480 |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 8,009.10 | 8,009 |

| TOTAL RCN | 629,589 <th>CONDITION ELEM</th> <th>CD</th> | CONDITION ELEM | CD |
|-----------|---|----------------|------------|
| | | EXTERIOR | |
| | | INTERIOR | |
| | | KITCHEN | |
| | | BATHS | |
| | | HEAT | |
| | | ELECT | |
| | | EFF.YR/AGE | 2000 / 22 |
| | | COND | 20 20 % |
| | | FUNC | 0 |
| | | ECON | 0 |
| | | DEPR | 21 % GD 79 |
| | | RCNLD | \$497,400 |