

Key: 6556

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.258

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BROSANAN ROBERT J JR & SUSAN S TR 56 EDWARD FOSTER RD SCITUATE, MA 02066				55-7-18-B				56 EDWARD FOSTER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BROSANAN ROBERT J JR & BROSANAN ROBERT J JR TR & BROSANAN ROBERT J JR & SUS				12/27/2022	F	1 (134896)					
				12/27/2022	F	1 (134896)					
				12/27/2022	F	1 (134896)					

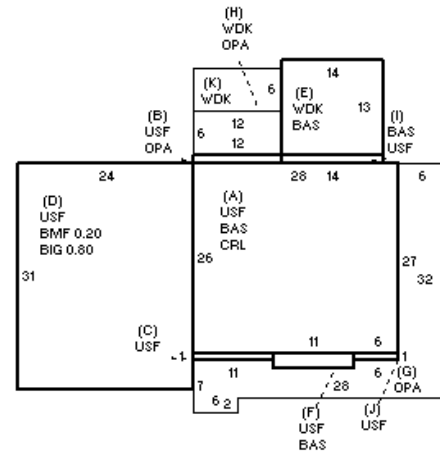
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
19-801	10/25/2019	3	ALTERATIONS	185,000	09/24/2020	JD	100 100
19-802	10/25/2019	3	ALTERATIONS	32,600	09/24/2020	JD	100 100
05-103	03/17/2005	3	ALTERATIONS	55,000	07/20/2005	SJ	100 100
98-440	08/27/1998	3	ALTERATIONS				100 100
96-429	09/13/1996	2	ADDITIONS				100 100

TOTAL	26,615 SF	ZONING	N O T E	FRNT	183	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	N O T E	IN M56	LAND		1,160,900	1,055,400	
Inf1	FACTOR 100		BUILDING		716,300	618,200		
Inf2	PHY 100		DETACHED		900	800		
				OTHER		0	0	
				TOTAL		1,878,100	1,674,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60	12 X 8		96	14.95	900



BUILDING	CD	ADJ	DESC	MEASURE	9/24/2020	JD
MODEL	1		RESIDENTIAL	LIST	9/24/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/16/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	2,483	DETAIL ADJ	1.040
\$NLA(RCN)	\$321	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$9,318	
# 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	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	728		15.33	11,161
+	OPA	N	OPEN PORCH	417		72.10	30,066
+	USF	L	UPPER STORY FIN	1,537	1969	257.34	395,538
D	BIG	N	BUILT-IN GARAGE	595		61.64	36,677
D	BMF	N	BSMT FINISH-SEP	149		96.39	14,363
+	BAS	L	BASE AREA	946	1969	282.98	267,704
+	WDK	N	WOOD DECK	326		53.76	17,525
F21	O		FPL 2S 1OP	1		11,534.60	11,535
GEN	O		GENERATOR	1		0.00	
ODS	O		OUT DOOR SHOWER	1		1,953.00	1,953

TOTAL RCN	795,840
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$716,300