

Key: 6567

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.271

LEGAL

LAND

DETACHED

BUILDING

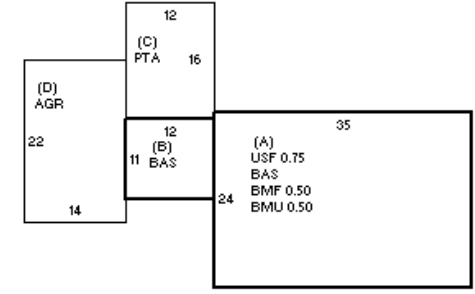
CURRENT OWNER				PARCEL ID				LOCATION			
HOFFMAN DANIEL & RINELLA GINA				33-6-33-N				8 BRIARWOOD LN			
8 BRIARWOOD LN SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				HOFFMAN DANIEL & NORMAN JD & ELLEN E				09/26/2017	QS	510,000	48971-119
								11/05/2007	QS	452,000	35265-172
				ADAMS CHRISTOPHER S & SUS				12/05/2003	QS	429,000	27171-184

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	%
		6	CYCL GROWTH		04/24/2018	JD	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	SC 1.00	100	1.00	100	1.00		R03	0.90		339,960

TOTAL	20,000 SF	ZONING	FRNT	143	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,000	326,200
Infl1	FACTOR 100		BUILDING	362,500	322,500		
Infl2	PHY 100		DETACHED	600	500		
			OTHER	0	0		
			TOTAL	703,100	649,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		20	17.03	200
SHF	A	1.00	30 0.70		30	17.03	400



BUILDING	CD	ADJ	DESC	MEASURE	4/24/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/24/2018	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/16/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
COND CHANGED TO AVG FY19

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,602	DETAIL ADJ	1.133
\$NLA(RCN)	\$310	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$5,982
# 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	2	WOOD SHINGLES	1.01
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	420		54.69	22,970
A	BMF	N	BSMT FINISH-SEP	420		76.78	32,247
A	USF	L	UPPER STORY FIN	630	1957	238.92	150,517
+	BAS	L	BASE AREA	972	1957	262.72	255,364
C	PTA	N	PATIO	192		16.39	3,147
D	AGR	N	ATT GARAGE	308		56.08	17,272
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	496,562
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1980 / 42
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$362,500