

Key: 6912

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.606

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BROWN ALAN & MARION 49 COLLIER RD SCITUATE, MA 02066				64-6-14-0				49 COLLIER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BROWN ALAN & MARION				08/27/2020	V	1,275,000	53323-328				
CONNOLLY KAILTIN TR				06/05/2017	F	1	48505-180				
MOYNAHAN RONALD F				01/01/1984	QS	195,000	5552-9				

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	%
21-1467	11/22/2021	1	NEW CONST	750,000	04/28/2022	JD	100	30
21-1467	11/22/2021	1	NEW CONST	750,000	07/06/2023	JD	100	100
01-361	07/12/2001	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	CLF 1.00	100	1.00	1,672,000	3.58	100	1.00	WF3	3.80	1,372,530

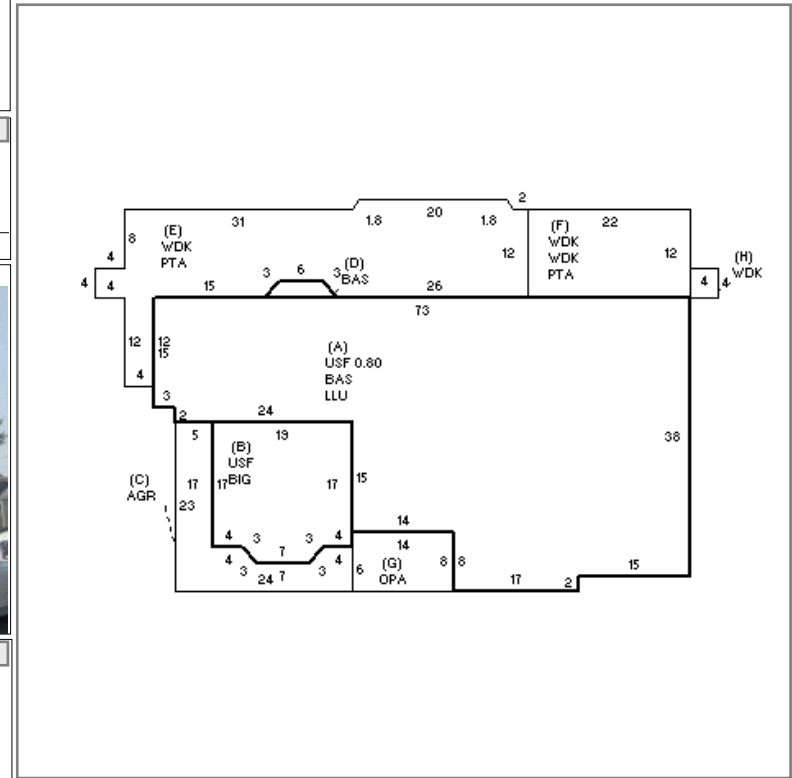
TOTAL	10,000 SF	ZONING	FRNT	89	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	1,372,500	1,247,800
Inf1	FACTOR 100		BUILDING	1,768,800	587,100		
Inf2	PHY 100		DETACHED	5,600	600		
			OTHER	0	0		
			<b>TOTAL</b>		<b>3,146,900</b>	<b>1,835,500</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	G	1.20	10 0.90	2023	1	6,218.16	5,600



BUILDING	CD	ADJ	DESC	MEASURE	4/28/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/6/2023	JD
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	7/6/2023	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	2022	SIZE ADJ	1.000
NET AREA	4,234	DETAIL ADJ	1.390
\$NLA(RCN)	\$418	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.8	1.00
ROOMS		10	1.00
BEDROOMS		5	1.00
BATHROOMS		4	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		19	\$29,579
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,768,840
FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	2,151		99.44	213,905		
EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	2,065	2022	311.49	643,237		
ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	344		83.76	28,813		
ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	208		60.26	12,534		
FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	2,169	2022	342.53	742,949		
INT FINISH	2	DRYWALL	1.00	+	PTA	N	PATIO	1,001		20.86	20,881		
HEATING/COOLING	9	WARM/COOL AIR	1.03	G	OPA	N	OPEN PORCH	112		72.10	8,075		
FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	1,281		53.76	68,866		
					GEN	O	GENERATOR	1		0.00			

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$1,768,800