

Key: 7005

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.696

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TICE MATTHEW & GENTILE ELIZABETH 8 BROWN AV SCITUATE, MA 02066				64-8-7-0				8 BROWN AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TICE MATTHEW & BUB FRANCIS D III & FOX MICHELLE R				07/15/2020	QS	880,000		53082-111			
				06/16/2014	QS	662,500		44421-328			
				05/26/2011	V	565,000		39970-132			

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	%
12-394	07/16/2012	3	ALTERATIONS	5,000	06/17/2013	SJ	100	100
		6	CYCL GROWTH		04/26/2011		100	100
		3	ALTERATIONS		01/07/2004	PJB	100	100
96-74	03/01/1996	2	ADDITIONS				100	100
		5	SPLIT/SUB/LA				100	100

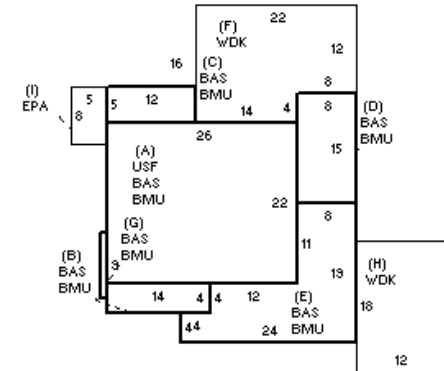
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,036 CLF	1.00	100	1.00	990,000	2.79	100	1.00	WV5	2.25	825,210

TOTAL	13,036 SF	ZONING		FRNT	107	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE c/w 64-8-6	LAND	825,200	766,900			
Inf1	FACTOR 100		BUILDING	354,300	315,400			
Inf2	PHY 100		DETACHED	9,900	9,400			
			OTHER	0	0			
			TOTAL	1,189,400	1,091,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	20X20		400	49.28	9,900



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	3/24/2021	JD
MODEL	1		RESIDENTIAL	LIST	3/24/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/28/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,653	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,081		46.14	49,879
\$NLA(RCN)	\$306	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,081	1930	258.73	279,682
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	572	1930	235.28	134,582
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	536		38.40	20,582
				FLOOR COVER	2	SOFTWOOD	1.00	I	EPA	N	ENCLOSED PORCH	40		90.20	3,608
				INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	ODS	O	OUT DOOR SHOWER	1		1,658.00	1,658	
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	506,140
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	U
EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$354,300