

Key: 7206

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.888

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| TWOHIG JOHN E & NICASTRO SUSAN 90 SAMUEL AVE BROCKTON, MA 02301 | | | | 70-1-17-0 | | | | 188 CENTRAL AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| TWOHIG JOHN E & NICASTRO MACKINNON WARREN E & EILE | | | | 07/26/2012 | V | 645,000 | (117783) | | | | |
| | | | | 01/01/1951 | QS | | (144400) | | | | |

| 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 | % |
| 18-176 | 04/04/2018 | 3 | ALTERATIONS | 49,000 | 06/12/2018 | JD | 100 | 100 |
| 13-208 | 04/16/2013 | 2 | ADDITIONS | 80,000 | 09/03/2013 | SJ | 100 | 100 |
| 13-208 | 04/16/2013 | 2 | ADDITIONS | 80,000 | 06/17/2014 | MR | 100 | 100 |
| 09-396 | 08/31/2009 | 3 | ALTERATIONS | 6,449 | 09/10/2010 | SJ | 100 | 100 |
| 06-590 | 09/25/2006 | 3 | ALTERATIONS | 7,200 | 09/12/2007 | SJ | 100 | 100 |

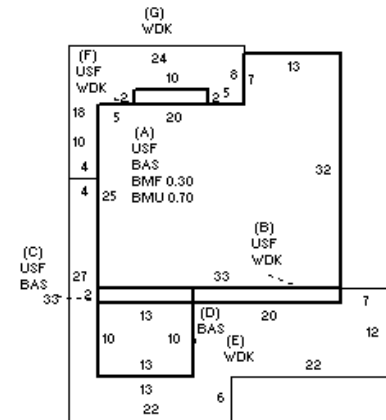
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|------------|------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 12,250 HUM | 1.00 | 100 | 1.00 | 748,000 | 2.95 | 100 | 1.00 | WF7 | 1.70 | 621,150 |

| | | | | | | | |
|-------|------------|--------|----------|-----------|----------|---------|----------|
| TOTAL | 12,250 SF | ZONING | FRNT | 50 | ASSESSED | CURRENT | PREVIOUS |
| Ngh | HUMAROCK | NOTE | LAND | 621,200 | 531,500 | | |
| Inf1 | FACTOR 100 | | BUILDING | 464,800 | 435,800 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 1,086,000 | 967,300 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS |
|---------------|
| |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 10/16/2009 | PL |
|----------|----|------|---------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/16/2009 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 6/30/2014 | TD |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

G

| YEAR BLT | 1951 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 560,025 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 2,074 | DETAIL ADJ | 1.030 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 641 | | 53.21 | 34,108 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$270 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BMF | N | BSMT FINISH-SEP | 275 | | 74.70 | 20,541 | EXTERIOR | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 1,002 | 1951 | 206.34 | 206,749 | INTERIOR | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | WDK | N | WOOD DECK | 796 | | 42.24 | 33,623 | KITCHEN | | | |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | + | BAS | L | BASE AREA | 942 | 1951 | 226.89 | 213,734 | BATHS | | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | D | BAS | L | BASE AREA | 130 | 2013 | 226.90 | 29,497 | HEAT | | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | | BMG | O | BSMT GARAGE | 1 | | 2,740.10 | 2,740 | ELECT | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 9,062.90 | 9,063 | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2005 / 17 |
| | | | | | | | | | | | | | | | | | | COND | 17 17 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 17 % GD 83 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$464,800 |