

Key: 7276

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.955

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--|--|------------|----|---------------|--------------|
| BB HUM LLC C/O EDWARD BRIAN 11 BIRCHBANK LANE MANSFIELD, MA 02048 | | 71-13-1-0 | | 11 CONCORD ST | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| BB HUM LLC | | 08/04/2020 | F | 100 | 53195-156 |
| BURKE JUDITH A, BRIAN PAU | | 08/04/2020 | H | | 53195-154 |
| BRIAN ROBERT A | | 04/04/1986 | QS | 275,000 | 6683-235 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|----------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 40,000 | HUM 1.00 | 100 | 1.00 | 638,000 | 1.00 | 100 | 1.00 | RF2 | 1.45 | 585,860 |
| 300 | A | 0.462 | HUM 1.00 | 100 | 1.00 | 28,710 | 1.00 | 100 | 1.00 | RF2 | 1.45 | 13,260 |

| TOTAL | 1.380 Acres | ZONING | FRNT | 360 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-------------|-------------------------------|----------|----------------|----------------|---------|----------|
| Ngh | HUMAROCK | N O T E C/W 2 | LAND | 599,100 | 545,300 | | |
| Inf1 | FACTOR 100 | | BUILDING | 257,700 | 242,000 | | |
| Inf2 | PHY 100 | | DETACHED | 8,600 | 8,200 | | |
| | | | OTHER | 0 | 0 | | |
| TOTAL | | | | 865,400 | 795,500 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| DGF | - | 0.90 60 0.40 | | | 528 | 40.76 | 8,600 |

PHOTO 09/23/2003

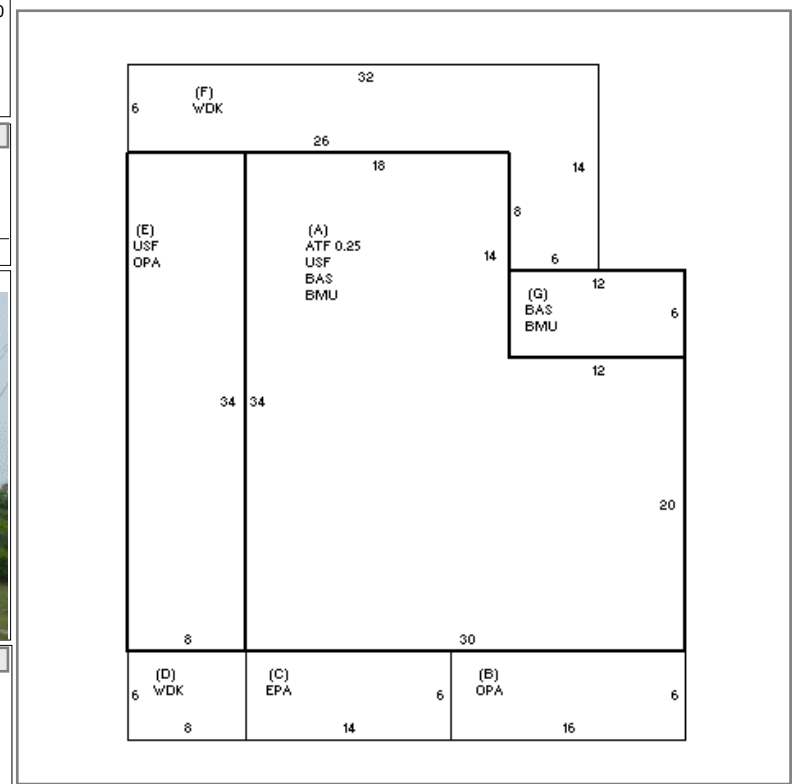
SEP 23 2003

| BUILDING | CD | ADJ | DESC | MEASURE | 4/12/2010 | PL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/12/2010 | EST |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 3/9/2011 | ER |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

FY12 FR- COLONIAL TO CONV

| 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 | % |
| 97-505 | 08/28/1997 | 3 | ALTERATIONS | | | | 100 | 100 |
| 89-46 | 02/10/1989 | 3 | ALTERATIONS | | | | 100 | 100 |



| YEAR BLT | 1920 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 715,757 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 2,261 | DETAIL ADJ | 1.212 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 924 | | 57.90 | 53,496 | | |
| \$NLA(RCN) | \$317 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | BAS | L | BASE AREA | 924 | 1920 | 286.97 | 265,157 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 1,124 | 1920 | 260.96 | 293,324 | | |
| | | | | ROOF COVER | 2 | WOOD SHINGLES | 1.01 | A | ATF | L | ATTIC FINISH | 213 | 1920 | 185.41 | 39,493 | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | + | OPA | N | OPEN PORCH | 368 | | 61.80 | 22,742 | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | C | EPA | N | ENCLOSED PORCH | 84 | | 108.24 | 9,092 | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | + | WDK | N | WOOD DECK | 288 | | 46.08 | 13,271 | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | F31 | O | FPL 3S 1OP | 1 | | 11,036.40 | 11,036 | | |
| | | | | | | | | | | | | | | | | CONDITION ELEM | CD |
| | | | | | | | | | | | | | | | | EXTERIOR | |
| | | | | | | | | | | | | | | | | INTERIOR | |
| | | | | | | | | | | | | | | | | KITCHEN | |
| | | | | | | | | | | | | | | | | BATHS | |
| | | | | | | | | | | | | | | | | HEAT | |
| | | | | | | | | | | | | | | | | ELECT | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1952 / 70 |
| | | | | | | | | | | | | | | | | COND | 64 64 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 64 % GD 36 |
| | | | | | | | | | | | | | | | | RCNLD | \$257,700 |