Key: 730

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 669

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FAHERTY PHILIP & HOLLY 8 BROWN RD SCITUATE, MA 02066	32-5-2-0	8 BROWN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FAHERTY PHILIP & HOLLY	07/01/2020	QS	475,000	53011-84
WHITE JOHN E & FRANCES E	11/22/1985	QS	169,500	6439-151
STAFFORD FRED R AND FRANC	06/14/1983	XX		5374-324

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

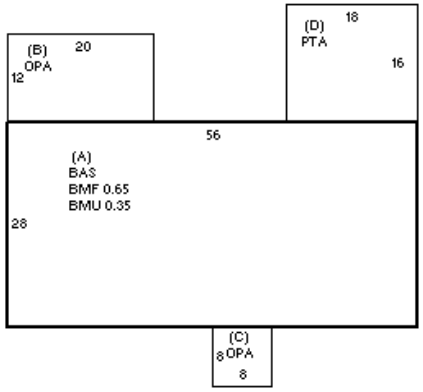
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,440	SC 1.00	100 1.00	100 1.00	396,000	1.56	100 1.00	R03 0.90			345,600

TOTAL	24,440 SF	ZONING		FRNT	132
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	345,600	331,600
BUILDING	250,200	222,600
DETACHED	0	0
OTHER	0	0
TOTAL	**595,800**	**554,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/19/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/19/2021	JD
LIST	7/19/2021	EST
REVIEW	9/29/2020	JD

BLDG COMMENTS

MLS

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,568	DETAIL ADJ	0.867
$NLA(RCN)	$257	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	7	$4,855
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	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	549		42.27	23,205
A	BMF	N	BSMT FINISH-SEP	1,019		59.34	60,464
A	BAS	L	BASE AREA	1,568	1960	183.49	287,720
+	OPA	N	OPEN PORCH	304		51.50	15,656
D	PTA	N	PATIO	288		14.90	4,291
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	403,472

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1967 / 55	
COND	38	38 %
FUNC	0	
ECON	0	
DEPR	38	% GD 62
RCNLD		$250,200