

Key: 7324

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.000


LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
BROCKTON-EDGAR ASSOC LLC C/O GAIL MCKENNA 78 ROLAND BAXTER ROAD NORTH ATTLEBORO, MA 02760				40-6-12-0				59 BROCKTON AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BROCKTON-EDGAR ASSOC LLC				12/22/1998	F		1 (94671)					
MAHONEY CAROL A & JOHN T				11/07/1990	XX		80838-0					
MAHONEY CAROL TRUSTEE				03/20/1981	XX		(C00064673)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000 OS	1.00	100	1.00	440,000	6.92	100	1.00	R08	1.00	349,460

LAND

TOTAL	5,009 SF	ZONING	FRNT	46	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,500	317,700		
Inf1	FACTOR 100		BUILDING	370,200	343,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	719,700	661,600		

DETACHED

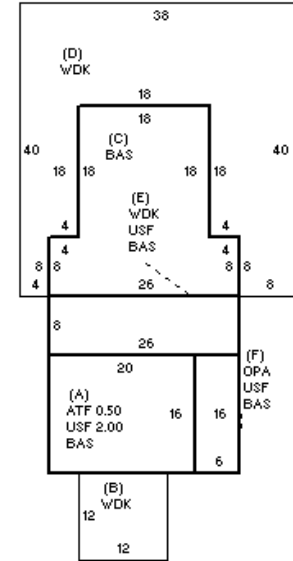
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/07/2019
									

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/7/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/9/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-526	08/13/2018	3	ALTERATIONS	30,000	08/07/2019	JD	100	100
		7	OTHERS		07/27/2006		100	100
04-164	03/30/2004	3	ALTERATIONS	1,500	08/04/2004	SJ	100	100
93-162	04/12/1993	3	ALTERATIONS				100	100
89-574	10/16/1989	3	ALTERATIONS				100	100



YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	507,117		
NET AREA	2,260	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,156	1981	205.20	237,213	CONDITION ELEM	CD		
\$NLA(RCN)	\$224	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	944	1981	186.61	176,158	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	160	1981	132.58	21,213	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	1,340		38.40	51,456	KITCHEN	A		
				FLOOR COVER	13	COMB	1.00	F	OPA	N	OPEN PORCH	96		51.50	4,944	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	FPL	O	O	FIREPLACE	1		7,813.00	7,813	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1981 / 41
																		COND	27 27 %
																		FUNC	0
																		ECON	0
																		DEPR	27 % GD 73
																		RCNLD	\$370,200