Key: 7325

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,001

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WILLIAMS KENNETH J & LISA S **174 BRIGANTINE CIRCLE** **NORWELL, MA 02061**	**71-3-6-0**	**98 CENTRAL AV**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WILLIAMS KENNETH J & LISA	08/09/2021	QS	1,215,000	55448-124
SCHNEIDER JOHN J & LAURIE	01/30/2009	U	565,000	36747-273
ZUCKER RAYMOND D, JR	11/13/2006	F	1	33667-196

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

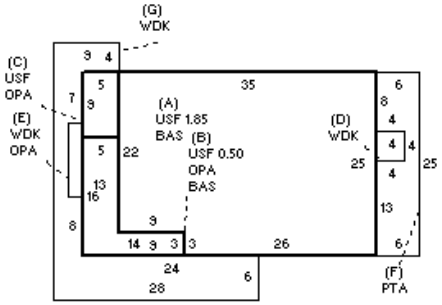
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0485	05/09/2022	3	ALTERATIONS	38,000	06/15/2022	JD	100	100
		7	OTHERS		09/09/2021	JD	100	100
06-318		1	NEW CONST	200,000	06/07/2007	SJ	100	100
		4	DEMO		06/30/2006	SJ	100	100
06-318		1	NEW CONST	200,000	06/30/2006	SJ	100	10

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	2,600	HUM 1.00	100 1.00	100 1.00	550,000	12.97	100 1.00	RV2 1.25			425,820

TOTAL	2,600 SF	ZONING		FRNT	66
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	425,800	387,100
BUILDING	676,300	592,200
DETACHED	0	0
OTHER	0	0
TOTAL	**1,102,100**	**979,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/15/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	V	1.40	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/15/2022	JD
LIST	6/15/2022	EST
REVIEW	5/2/2022	JD

BLDG COMMENTS

MLS

YEAR BLT	2007	SIZE ADJ	1.000
NET AREA	2,622	DETAIL ADJ	1.019
$NLA(RCN)	$277	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.85	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	12	$13,695
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	955	2007	274.86	262,496
+	USF	L	UPPER STORY FIN	1,667	2007	249.96	416,683
+	OPA	N	OPEN PORCH	172		72.10	12,401
+	WDK	N	WOOD DECK	320		53.76	17,203
F	PTA	N	PATIO	134		20.86	2,796
	ODS	O	OUT DOOR SHOWER	1		1,913.80	1,914

TOTAL RCN	727,188
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2015 / 7		
COND	7 7 %		
FUNC	0		
ECON	0		
DEPR	7	% GD	93
RCNLD	$676,300		