

Key: 7472

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.146

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BROWN ROBERT A & JOHN P 6 MICHAEL AVE WATERTOWN, MA 02472-3009				72-1-10-0				31 MARSHFIELD AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BROWN ROBERT A & JOHN P				08/16/2004	F	440,000	(105906)				
BROWN JJ, RG, RA, JP				08/16/2004	F		(105905)				
BROWN JACQUELINE M TRUSTE				07/10/2000	F		97740-N/A				

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	%

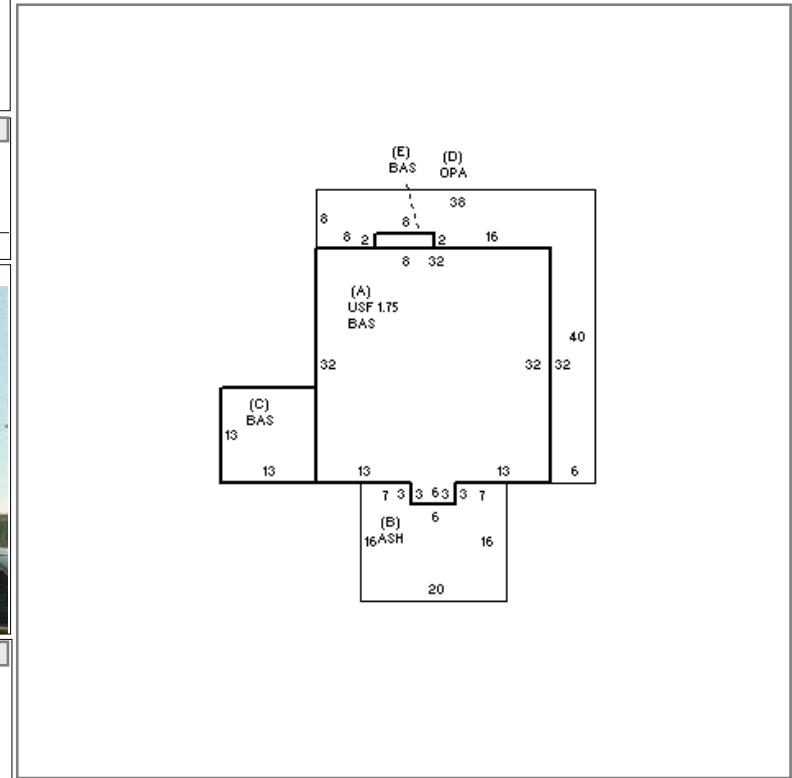
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	11,250	HUM	1.00	100	1.00	100	1.00	673,200	3.20	90	0.90	WF7	1.70		556,260

TOTAL	11,250 SF	ZONING		FRNT	211	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE comm. influence	LAND	556,300	475,900			
Inf1	FACTOR 100		BUILDING	270,900	254,500			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	827,200	730,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	4/14/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/14/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/8/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	752.622		
NET AREA	3,051	DETAIL ADJ	1.186	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,227	1930	246.13	302,006	CONDITION ELEM	CD		
\$NLA(RCN)	\$247	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,824	1930	223.83	408,269	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	ASH	N	ATT SHED	302		19.08	5,762	INTERIOR			
				ROOF COVER	2	WOOD SHINGLES	1.01	D	OPA	N	OPEN PORCH	480		56.65	27,192	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1952 / 70
																		COND	64 64 %
																		FUNC	0
																		ECON	0
																		DEPR	64 % GD 36
																		RCNLD	\$270,900