

Key: 75

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 58

LEGAL

LAND

DETACHED

BUILDING

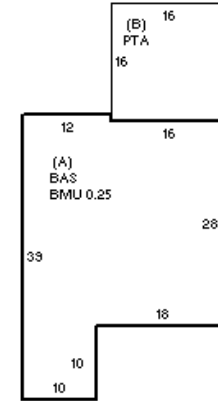
| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|---|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| BRESNAHAN NANCY C<br>175 MAPLE STREET<br>SCITUATE, MA 02066 |  |  |  | 41-1-11-0  |    |            |              | 175 MAPLE ST |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| BRESNAHAN NANCY C   |  |  |  | 06/29/1987 | QS | 28,000     | 7819-100     |              |  |  |  |
| BRESNAHAN JOHN T AND NANC                                   |  |  |  | 01/01/1965 | XX |            | 3154-178     |              |  |  |  |
| CORTEZ HAROLD E AND JANE                                    |  |  |  | 01/01/1948 | XX |            | 1958-472     |              |  |  |  |

| 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 | 11,670   | WS 1.00 | 100  | 1.00 | 374,000  | 3.09 | 100  | 1.00 | R03 | 0.85       | 309,690   |

| TOTAL | 11,670 SF   | ZONING | W. SCITUATE  | FRNT           | 44             | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Ngh   | W. SCITUATE | NOTE   | LAND         | 309,700        | 281,500        |          |         |          |
| Inf1  | FACTOR 100  |        | BUILDING     | 93,300         | 86,800         |          |         |          |
| Inf2  | PHY 100     |        | DETACHED     | 400            | 400            |          |         |          |
|       |             |        | OTHER        | 0              | 0              |          |         |          |
|       |             |        | <b>TOTAL</b> | <b>403,400</b> | <b>368,700</b> |          |         |          |

| TY  | QUAL | COND | DIM/NOTE     | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| S/V | A    | 1.00 | SV 1.00 SHED |    | 200   | 1.10      | 200   |
| S/V | A    | 1.00 | SV 1.00 SHED |    | 200   | 1.10      | 200   |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 6/16/2009 | PL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    |           |    |
| STYLE    | 1  | 0.85 | RANCH [100%]      | REVIEW  | 3/3/2011  | KT |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

BLDG COMMENTS

| YEAR BLT   | 1947  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 212,127    |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|------------|
| NET AREA   | 896   | DETAIL ADJ | 0.867 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 224   |      | 63.15     | 14,146  | CONDITION ELEM | CD         |            |
| \$NLA(RCN) | \$237 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | A | BAS | L | BASE AREA       | 896   | 1947 | 214.38    | 192,086 | EXTERIOR       |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B | PTA | N | PATIO           | 256   |      | 14.90     | 3,814   | INTERIOR       |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 |   |     |   |                 |       |      |           |         | KITCHEN        |            |            |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         | BATHS          |            |            |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         | HEAT           |            |            |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   |     |   |                 |       |      |           |         | ELECT          |            |            |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |                |            |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | EFF.YR/AGE | 1956 / 66  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | COND       | 56 56 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | ECON       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | DEPR       | 56 % GD 44 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | RCNLD      | \$93,300   |