

Key: 7520

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.194

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| 39 BRUNSWICK STREET LLC PO BOX 98 HUMAROCK, MA 02047 | | | | 72-4-16-0 | | | | 39 BRUNSWICK ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| 39 BRUNSWICK STREET LLC | | | | 09/25/2015 | F | 10 | 46082-19 | | | | |
| ADLEY FRANCIS & CAROL TRS | | | | 06/25/2001 | QS | 410,000 | 20070-76 | | | | |
| PIGOTT JOHN F & JEANNE B | | | | 01/20/1988 | QS | | 8247-36 | | | | |

| 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 | % |
| 90-128 | 04/05/1990 | 3 | ALTERATIONS | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|-------|-------|----------|-----|-------|-----|------|------------|-----------|
| 100 | S | 7,500 | HUM | 1.00 | 100 | 1.00 | 100 | 1.00 | WF7 | 1.70 | | 605,060 |

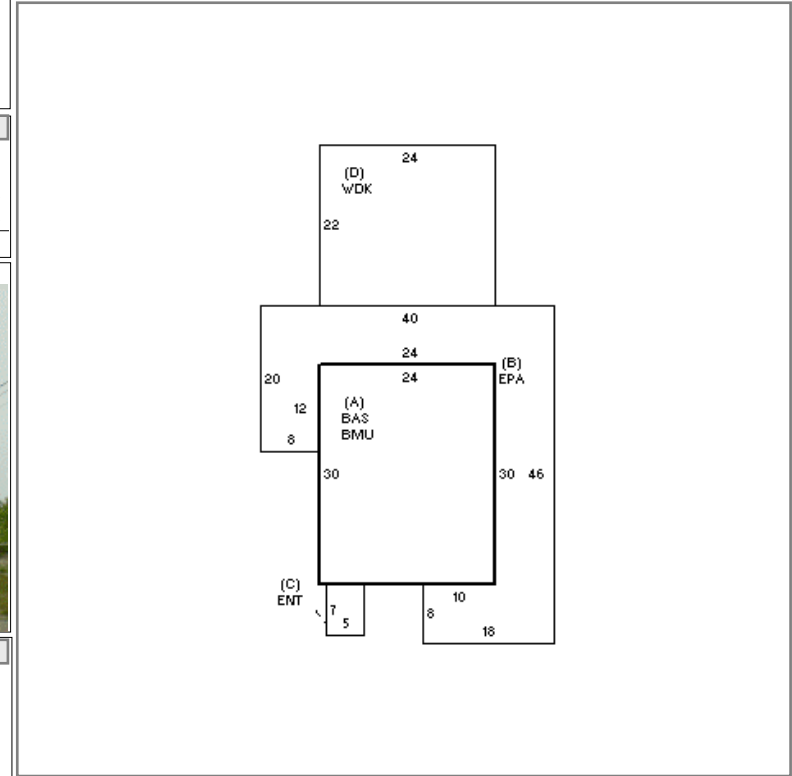
| TOTAL | 7,492 SF | ZONING | FRNT | 182 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--------------|---------|----------------|----------------|----------|
| Ngh | HUMAROCK | NOTE | | | LAND | 605,100 | 517,700 |
| Infl1 | FACTOR 100 | | BUILDING | 213,800 | 192,900 | | |
| Infl2 | PHY 100 | | DETACHED | 4,700 | 4,400 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | | 823,600 | 715,000 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| DGF | - | 0.90 | 60 0.40 | | 216 | 49.28 | 4,300 |
| SHF | A | 1.00 | 30 0.70 | | 30 | 17.03 | 400 |



| BUILDING | CD | ADJ | DESC | MEASURE | 12/7/2010 | PL |
|----------|----|------|----------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/7/2010 | EST |
| STYLE | 6 | 0.85 | COTT/BUNGALOW [100%] | REVIEW | 3/8/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1945 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 309,912 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 720 | DETAIL ADJ | 0.867 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 720 | | 52.37 | 37,708 | | |
| \$NLA(RCN) | \$430 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 720 | 1945 | 231.93 | 166,987 | | |
| | | | | ROOF SHAPE | 2 | HIP | 1.00 | B | EPA | N | ENCLOSED PORCH | 800 | | 90.20 | 72,160 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | ENT | N | ENCLOSED ENTRY | 35 | | 97.71 | 3,420 | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | D | WDK | N | WOOD DECK | 528 | | 38.40 | 20,275 | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 7,281.00 | 7,281 | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |



| CAPACITY | UNITS | ADJ |
|--------------|-------|---------|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 3 | \$2,081 |
| # UNITS | 1 | 1.00 |

| CONDITION ELEM | CD |
|----------------|------------|
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1972 / 50 |
| COND | 31 31 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 31 % GD 69 |
| RCNLD | \$213,800 |