

Key: 8368

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.977

LEGALS AND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| LORDELO NICOLE L 88 BROOK ST SCITUATE, MA 02066 | | | | 50-13-7-A | | | | 88 BROOK ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| LORDELO NICOLE L | | | | 07/30/2015 | QS | 669,000 | 45859-104 | | | | |
| LEGGE BRYAN & MELANIE | | | | 08/17/2005 | QS | 530,000 | 31159-27 | | | | |
| LITTELL WILLIAM M & NANCY | | | | 06/28/2002 | QS | 422,000 | 22352-96 | | | | |

| 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 | % |
| 17-596 | 09/12/2017 | 3 | ALTERATIONS | 42,630 | 07/31/2018 | JD | 100 | 100 |
| 13-844 | 12/19/2013 | 3 | ALTERATIONS | 12,000 | 09/25/2014 | RJM | 100 | 100 |
| 10-134 | 04/20/2010 | 2 | ADDITIONS | 31,000 | 08/26/2010 | SJ | 100 | 100 |
| 10-134 | 04/20/2010 | 3 | ALTERATIONS | 31,000 | 07/21/2011 | SJ | 100 | 100 |
| 06-768 | 12/28/2006 | 3 | ALTERATIONS | 27,000 | 07/01/2007 | SJ | 100 | 100 |

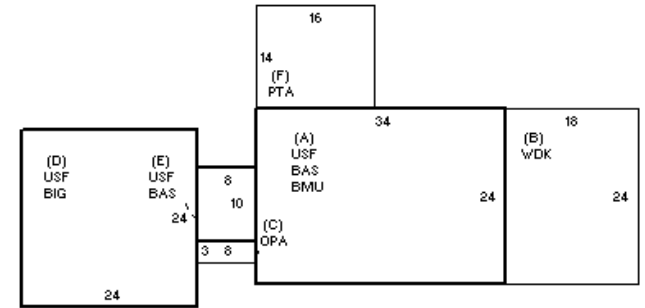
LEGALS AND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|----------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 40,000 | HBR 1.00 | 100 | 1.00 | 100 | 1.00 | 616,000 | 1.00 | 100 | 1.00 | R02 1.40 | 565,660 |
| 300 | A | 0.080 | HBR 1.00 | 100 | 1.00 | 100 | 1.00 | 27,720 | 1.00 | 100 | 1.00 | R02 1.40 | 2,220 |

| TOTAL | 43,473 SF | ZONING | FRNT | 15 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|-----------|----------|---------|----------|
| Ngh | HARBOR | NOTE | | | LAND | 567,900 | 479,500 |
| Inf1 | FACTOR 100 | | BUILDING | 528,200 | 490,200 | | |
| Inf2 | PHY 100 | | DETACHED | 15,000 | 14,300 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 1,111,100 | 984,000 | | |

DETAILED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|--------|
| SHF | A | 1.00 | 30 0.70 | | 50 | 17.03 | 600 |
| IPV | + | 1.10 | 10 0.90 | 14 X 28 | 2007 | 392 | 14,400 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 8/26/2010 | SJ |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/26/2010 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 9/26/2014 | RJM |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
FY12 FR- GOOD TO AVG

BUILDING

| YEAR BLT | 1985 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 556,008 | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|-----|-----------------|-----------------|------|-----------|---------|----------------|---------|--|
| NET AREA | 2,368 | DETAIL ADJ | 1.040 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 816 | | 50.18 | 40,949 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$235 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | BAS | L | BASE AREA | 816 | 1985 | 203.67 | 166,192 | EXTERIOR | G | |
| | | | | ROOF SHAPE | 3 | GAMBREL | 1.00 | A | USF | L | UPPER STORY FIN | 816 | 1985 | 185.21 | 151,134 | INTERIOR | G | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | WDK | N | WOOD DECK | 432 | | 38.40 | 16,589 | KITCHEN | V | |
| | | | | FLOOR COVER | 13 | COMB | 1.00 | C | OPA | N | OPEN PORCH | 24 | | 51.50 | 1,236 | BATHS | V | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | D | BIG | N | BUILT-IN GARAGE | 576 | | 44.35 | 25,546 | HEAT | U | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | D | USF | L | UPPER STORY FIN | 576 | 2013 | 185.21 | 106,683 | ELECT | A | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | E | BAS | L | BASE AREA | 80 | 2009 | 203.66 | 16,293 | | | |
| | | | | | | | | | E | USF | L | UPPER STORY FIN | 80 | 2009 | 185.21 | 14,817 | | |
| | | | | | | | | | F | PTA | N | PATIO | 224 | | 14.90 | 3,338 | | |
| | | | | | | | | | F21 | O | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 | | | |

| EFF.YR/AGE | 2017 / 5 |
|------------|-----------|
| COND | 5 5 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 5 % GD 95 |
| RCNLD | \$528,200 |