Key: 8675

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,090

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
REYNOLDS DANIEL L & COHEN SAMANTHA E 114 BRANCH ST UNIT 6 SCITUATE, MA 02066	33-7-6-0	114 BRANCH ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
REYNOLDS DANIEL L &	08/24/2020	QS	380,000	53301-313
DESMOND MARY C	07/06/2006	QS	299,000	32989-95
WALTERS ELISE M	02/27/1986	QS	110,000	6606-77

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1020	100	CONDOMINIUM		1	1 of 1

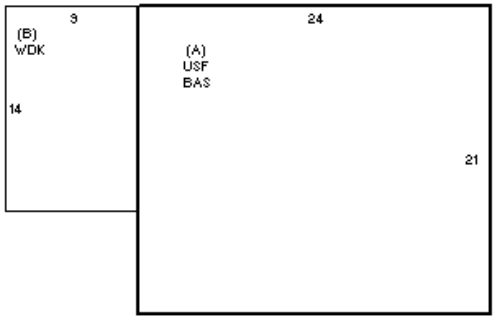
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING		FRNT	390
Ngh		NOTE	. . . .		
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	374,400	357,900
DETACHED	0	0
OTHER	0	0
TOTAL	**374,400**	**357,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/03/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		CONDO
STYLE	1	1.00	CONDO [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/3/2023	NC
LIST	5/3/2023	NC
REVIEW	6/21/2023	MR

BLDG COMMENTS
UNIT 6
MLS

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	1,008	DETAIL ADJ	1.648
$NLA(RCN)	$417	OVERALL	1.000

CAPACITY	UNITS	ADJ
ROOMS	4	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$6,592

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	37	SUNLIGHT EST	1.60
STYLE	20	TOWNHOUSE	1.00
VIEW/LOC	9	NONE	1.00
HVAC	11	HW/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
FLOOR LEVEL	6	MIDDLE UNIT	1.00
CONDO MODEL	99		1.00
INT QUALITY	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	504	1986	408.45	205,858
A	USF	L	UP-STRY FIN	504	1986	408.45	205,858
B	WDK	N	ATT WOOD DECK	126		19.00	2,394

TOTAL RCN 420,702

CONDITION ELEM	CD
INTERIOR	A
KITCHEN	A
BATHS	A
EXTERIOR	A

EFF.YR/AGE 1986 / 36

COND	11	11 %	
FUNC	0		
ECON	0		
DEPR	11	% GD	89

RCNLD $374,400