

Key: 924

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 858

LEGAL

LAND

DETACHED

BUILDING

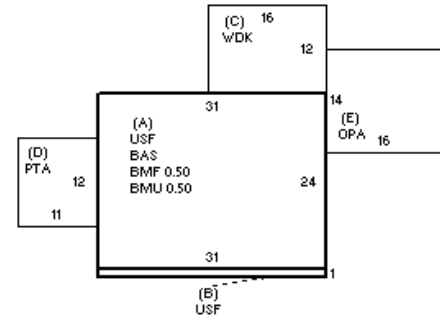
CURRENT OWNER				PARCEL ID				LOCATION			
BROWN BERNICE 40 PIN OAK DRIVE SCITUATE, MA 02066				48-2-51-M				40 PIN OAK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BROWN BERNICE				01/01/1965	QS			(36071)			
CONWAY JOHN E & MORRISSEY				01/01/1961	XX			(C00029845)			

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	%
12-502	08/22/2012	3	ALTERATIONS	4,397	08/07/2013	SJ	100	100
02-180	04/05/2002	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90	363,640
300	A	2,512	SC 1.00	100	1.00	4,455	1.00	W25	0.25	R04	0.90	11,190

TOTAL	3.430 Acres	ZONING	FRNT	82	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E  IN M49...	LAND	374,800	360,300		
Inf1	FACTOR 100		BUILDING	287,500	266,000		
Inf2	PHY 100		DETACHED	100	100		
			OTHER	0	0		
		TOTAL		662,400	626,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		100	1.10	100



BUILDING	CD	ADJ	DESC	MEASURE	8/7/2013
MODEL	1		RESIDENTIAL	LIST	
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/10/2011
QUALITY	A	1.00	AVERAGE [100%]		KT
FRAME	1	1.00	WOOD FRAME [100%]		

BLDG COMMENTS

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	388,487		
NET AREA	1,519	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	372		51.78	19,263	CONDITION ELEM	CD		
\$NLA(RCN)	\$256	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	372		72.69	27,042	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	744	1964	213.33	158,717	INTERIOR			
				ROOF COVER	1	ASP SHINGLES	1.00	+	USF	L	UPPER STORY FIN	775	1964	194.00	150,350	KITCHEN			
				FLOOR COVER	99	N/A	1.00	C	WDK	N	WOOD DECK	192		38.40	7,373	BATHS			
				INT FINISH	99	N/A	1.00	D	PTA	N	PATIO	132		14.90	1,967	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00	E	OPA	N	OPEN PORCH	224		51.50	11,536	ELECT			
				FUEL SOURCE	99	N/A	1.00	F21	O		FPL 2S 1OP	1		8,239.00	8,239				
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1985 / 37
STORIES		2	1.00															COND	26 26 %
ROOMS		8	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		1	1.00															DEPR	26 % GD 74
# 1/2 BATHS		1	1.00															RCNLD	\$287,500
TOT FIXTURES		5	\$4,000																
# UNITS		1	1.00																