

Key: 944

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 878

LEGAL

LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|------------------|--|--|--|
| Dwyer Paul J and Laura J 11 Pine Brook Lane Scituate, MA 02066 | | | | 26-1-41-0 | | | | 11 Pine Brook Ln | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| Dwyer Paul J and Laura J | | | | 01/31/1996 | F | 100 | 14112-9 | | | | |
| Dwyer Paul J | | | | 02/09/1995 | A | 1 | 13417-202 | | | | |
| Dwyer Jean E | | | | 01/01/1975 | XX | | 4004-649 | | | | |

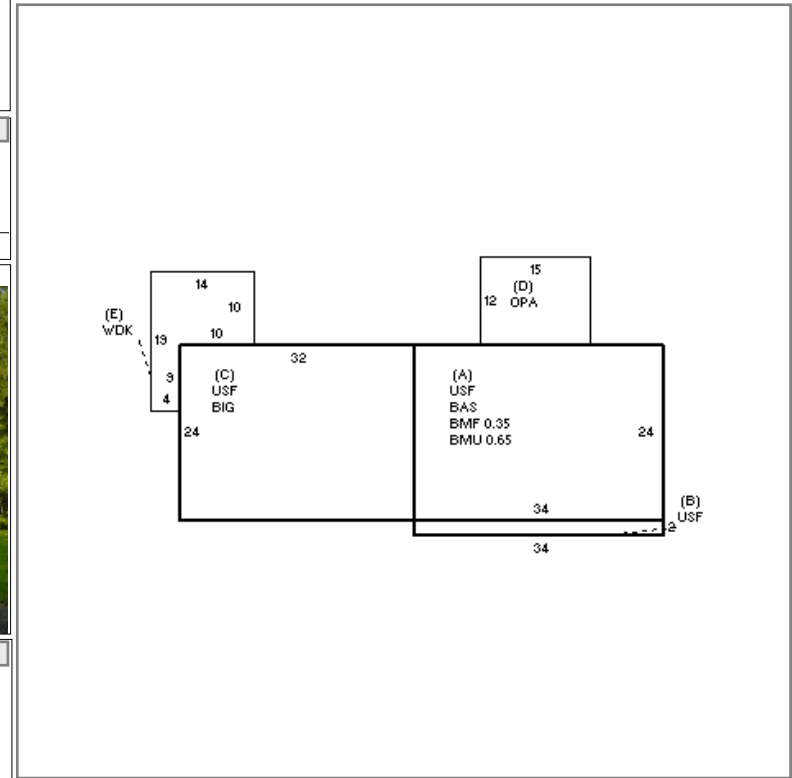
| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|--------|------------|---------------|-------------|--------|------------|--------|---------|
| 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 97-306 | | 7 | OTHERS | | 04/25/2016 | | 100 100 |
| | | 6 | CYCL GROWTH | | 09/09/2005 | | 100 100 |
| | | 3 | ALTERATIONS | | | | 100 100 |
| 92-653 | 06/11/1997 | 2 | ADDITIONS | | | | 100 100 |
| | 08/12/1992 | 7 | OTHERS | | | | 100 100 |

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|-----|-------|-------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 24,900 | SC | 1.00 | 1.00 | 1.00 | 1.00 | 396,000 | 1.53 | 100 | 1.00 | R03 0.90 | 346,180 |

| TOTAL | 24,900 SF | ZONING | FRNT | 55 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|----------------------------------|----------|---------|----------|---------|----------|
| Ngh | SCITUATE | NOTE ...IN-LAW/ACCESSORY DWG. | LAND | 346,200 | 332,200 | | |
| Infl1 | FACTOR 100 | | BUILDING | 441,500 | 419,900 | | |
| Infl2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| TOTAL | | | 787,700 | 752,100 | | | |

DETAILED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/13/2011 | PL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/13/2011 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/10/2011 | KT |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS | | |
|----------------------------------|--|--|
| IN-LAW/ LEGAL ACCESSORY DWELLING | | |

BUILDING

| YEAR BLT | 1974 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 588,710 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 2,468 | DETAIL ADJ | 1.060 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 530 | | 50.18 | 26,597 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$239 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | BMF | N | BSMT FINISH-SEP | 286 | | 70.45 | 20,148 | EXTERIOR | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | BAS | L | BASE AREA | 816 | 1974 | 206.24 | 168,294 | INTERIOR | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | USF | L | UPPER STORY FIN | 1,652 | 1974 | 187.56 | 309,842 | KITCHEN | | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | C | BIG | N | BUILT-IN GARAGE | 768 | | 42.68 | 32,778 | BATHS | | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | D | OPA | N | OPEN PORCH | 180 | | 51.50 | 9,270 | HEAT | | | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | E | WDK | N | WOOD DECK | 176 | | 38.40 | 6,758 | ELECT | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | F21 | O | | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1990 / 32 |
| | | | | | | | | | | | | | | | | | | COND | 25 25 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 25 % GD 75 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$441,500 |