

Key: 9539

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.169

LEGAL

LAND

DETACHED

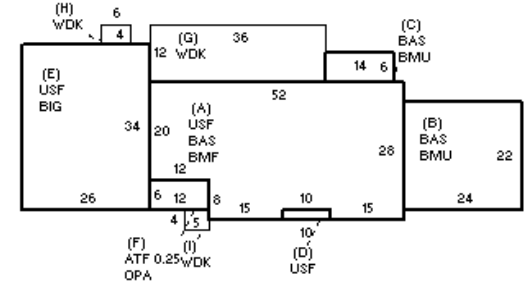
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
CURRAN SEAN Q & KELLY 11 BRIAR MEADOW CIR SCITUATE, MA 02066				10-5-1-E				11 BRIAR MEADOW CIR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CURRAN SEAN Q & KELLY				06/30/2022	QS	1,575,000	56982-331					
SSIG LLC				12/31/2021	O	755,000	56263-271					
DOHERTY THOMAS J &				09/28/2005	F	1	31417-1					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R05	1.00	404,040
300	A	0.070	WS 1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00	1,390

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	%
22-0181	02/23/2022	3	ALTERATIONS	50,000	05/26/2022	JD	100	100
90-90	03/01/1990	7	OTHERS				100	100
		7	OTHERS				100	100

TOTAL	43,057 SF	ZONING	FRNT	190	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	405,400	368,600
Inf1	FACTOR 100		BUILDING	1,215,100	1,115,500		
Inf2	PHY 100		DETACHED	20,800	19,800		
			OTHER	0	0		
TOTAL						1,641,300	1,503,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	30 0.70		512	37.28	13,400
HTB	A	1.00	30 0.70		1	5,181.80	3,600
PTD	A	1.00	10 0.90		600	7.11	3,800



BUILDING	CD	ADJ	DESC	MEASURE	5/26/2022	JD
MODEL	1		RESIDENTIAL	LIST	5/26/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/9/2022	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,335,250
NET AREA	4,214	DETAIL ADJ	1.050	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	1,340		79.76	106,880		
\$NLA(RCN)	\$317	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,952	1988	267.73	522,614		
				ROOF SHAPE	2	HIP	1.00	+	BMU	N	BSMT UNFINISHED	612		56.82	34,773		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	USF	L	UPPER STORY FIN	2,244	1988	243.47	546,357		
				FLOOR COVER	13	COMB	1.00	E	BIG	N	BUILT-IN GARAGE	884		57.76	51,061		
				INT FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	72		72.10	5,191		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F	ATF	L	ATTIC FINISH	18	1988	172.98	3,114		
				FUEL SOURCE	1	OIL	1.00	+	WDK	N	WOOD DECK	476		53.76	25,589		
									FPL	O	FIREPLACE	1		10,938.20	10,938		
									KIT	O	XTRA KITCHEN	1		9,119.60	9,120		
									ODS	O	OUT DOOR SHOWER	1		1,972.60	1,973		
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	V
																BATHS	V
																HEAT	U
																ELECT	A
																EFF.YR/AGE	2013 / 9
																COND	9 9 %
																FUNC	0
																ECON	0
																DEPR	9 % GD 91
																RCNLD	\$1,215,100