Key: 1008

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 961

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
O'BRIEN DANIEL 3 STONE RD SCITUATE, MA 02066	49-1-17-0	3 STONE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
O'BRIEN DANIEL	02/05/2021	A	425,000	54349-344
O'BRIEN STEVEN C TR	11/30/2016	A	375,000	47812-255
YOUNG PAUL F & ELEANOR D	01/01/1967	QS		3341-798

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

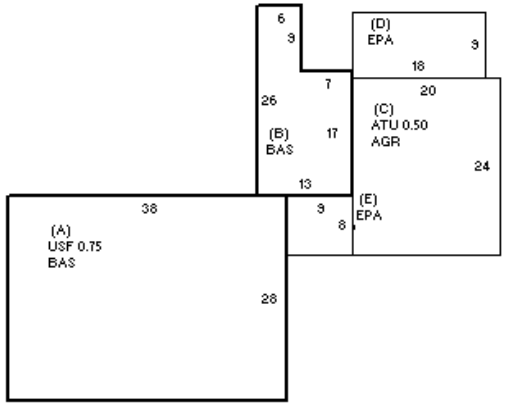
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		04/27/2022	JD	100	100
		3	ALTERATIONS		02/20/2004	PJB	100	100
94-292	06/30/1994	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,400	SC 1.00	100 1.00	100 1.00	396,000	2.38	100 1.00	R03 0.90			333,630

TOTAL	15,400 SF	ZONING		FRNT	244
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	333,600	320,200
BUILDING	418,300	377,300
DETACHED	400	400
OTHER	0	0
TOTAL	**752,300**	**697,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED		400	1.10	400

PHOTO 05/06/2008

BLDG COMMENTS

OTHER FIX=SINK

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/28/2009	PL
LIST		
REVIEW	3/11/0111	KT

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	2,137	DETAIL ADJ	1.075
$NLA(RCN)	$284	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	4	$4,128
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,339	1950	256.98	344,090
A	USF	L	UPPER STORY FIN	798	1950	233.69	186,486
C	AGR	N	ATT GARAGE	480		53.45	25,656
C	ATU	N	ATTIC UNF	240		44.40	10,656
+	EPA	N	ENCLOSED PORCH	234		108.24	25,328
	F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	606,232
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD	$418,300		