

Key: 1063

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.012

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DIGIACOMANDREA JEAN L. 26 OAKHURST RD SCITUATE, MA 02066				48-2-43-0				26 OAKHURST RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DIGIACOMANDREA JEAN L.				08/09/2018	A		1 (127289)				
DIGIACOMANDREA DANIEL				01/01/1970	QS		(44791)				
BOUDREAU JAMES F AND NORM				01/01/1963	XX		(C00031830)				

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	%
03-685	10/31/2003	3	ALTERATIONS	5,491	04/01/2004	SJ	100	100
		7	OTHERS				100	100

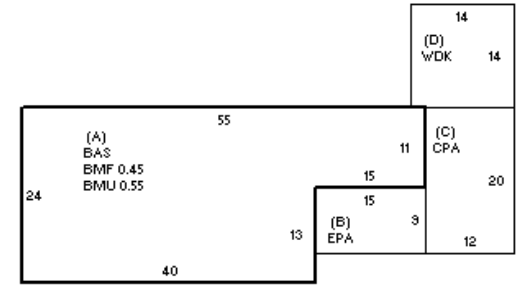
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,961	SC 1.00	100	1.00	396,000	1.79	100	1.00	R04	0.90	341,210

TOTAL	20,961 SF	ZONING	FRNT	121	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	341,200	327,400
Infl1	FACTOR 100		BUILDING	221,000	199,300		
Infl2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
			<b>TOTAL</b>		<b>562,400</b>	<b>526,900</b>	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2010	SJ
MODEL	1		RESIDENTIAL	LIST	4/1/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/11/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	320,258
NET AREA	1,125	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	619		45.64	28,249	CONDITION ELEM	CD
\$NLA(RCN)	\$285	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	506		64.07	32,417	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,125	1956	199.76	224,731	INTERIOR	
				ROOF COVER	1	ASP SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	135		90.20	12,177	KITCHEN	
				FLOOR COVER	99	N/A	1.00	C	CPA	N	CAR PORT	240		24.15	5,796	BATHS	
				INT FINISH	99	N/A	1.00	D	WDK	N	WOOD DECK	196		38.40	7,526	HEAT	
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	O	FPL 1S 1OP	1		7,281.00	7,281	ELECT	
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		6	1.00														
BEDROOMS		3	1.00														
BATHROOMS		1	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		3	\$2,081														
# UNITS		1	1.00														
																EFF.YR/AGE	1972 / 50
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$221,000