

Key: 1070

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.019

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BLANCHARD COLLEEN 6 OAKHURST RD SCITUATE, MA 02066				48-2-47-0				6 OAKHURST RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BLANCHARD COLLEEN				10/21/2020	F	100	(130958)				
BLANCHARD MATTHEW & COLLE				01/31/2003	QS	300,000	(102772)				
WEBSTER-BATES, CAROL E.				08/03/1990	XX		(C00080447)				

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 %

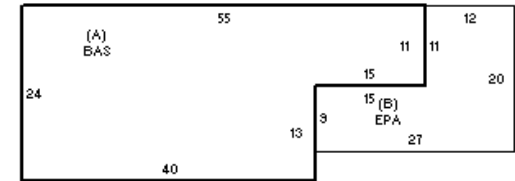
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,764	SC 1.00	100	1.00	396,000	2.65	100	1.00	R04	0.90	331,200

TOTAL	13,764 SF	ZONING	FRNT 342	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	331,200	317,800
Infl1	FACTOR 100		BUILDING	176,900	159,600	
Infl2	PHY 100		DETACHED	600	500	
			OTHER	0	0	
				TOTAL	508,700	477,900

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		500	1.10	600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/23/2009	PL
MODEL	1		RESIDENTIAL	LIST		
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

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YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	256,407
NET AREA	1,125	DETAIL ADJ	0.823	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	1,125	1955	189.62	213,326	CONDITION ELEM	CD
\$NLA(RCN)	\$228	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	EPA	N	ENCLOSED PORCH	375		90.20	33,825	EXTERIOR	
				ROOF SHAPE	99	N/A	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	
				FLOOR COVER	99	N/A	1.00									BATHS	
				INT FINISH	99	N/A	1.00									HEAT	
				HEATING/COOLING	2	HOT WATER	1.02									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	\$1,975														
# UNITS		1	1.00														
																EFF.YR/AGE	1972 / 50
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$176,900