

Key: 1074

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.023

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DONAHUE ROBERT & AURORA TR 71 ABERDEEN DR SCITUATE, MA 02066				26-5-26-0				71 ABERDEEN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONAHUE ROBERT & AURORA T				08/27/2007	F		1 35002-202				

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	%

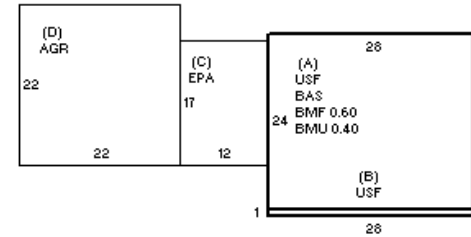
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	31,194	SC 1.00	100	1.00	100	1.00	396,000	1.25	100	1.00	R04 0.90	353,650

TOTAL	31,194 SF	ZONING	N	FRNT	177	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E		LAND		353,700	339,400	
Infl1	FACTOR 100			BUILDING		264,300	247,600	
Infl2	PHY 100			DETACHED		0	0	
				OTHER		0	0	
				TOTAL		618,000	587,000	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/5/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [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	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	383.051		
NET AREA	1,372	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	269		53.72	14,451	CONDITION ELEM	CD		
\$NLA(RCN)	\$279	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	403		75.41	30,391	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	672	1959	218.60	146,899	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	700	1959	198.79	139,155	KITCHEN			
				FLOOR COVER	99	N/A	1.00	C	EPA	N	ENCLOSED PORCH	204		90.20	18,401	BATHS			
				INT FINISH	99	N/A	1.00	D	AGR	N	ATT GARAGE	484		44.45	21,515	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O	O	FPL 2S 10P	1		8,239.00	8,239	ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1972 / 50
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$264,300