

Key: 1087

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.036

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CHIASSON EILEEN B 74 PIN OAK DR SCITUATE, MA 02066				48-2-51-D				74 PIN OAK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHIASSON EILEEN B				06/21/2006	F		1 (109209)				
CHIASSON LUKE R & EILEEN				06/30/2004	A	370,000	(105624)				
FLYNN JOHN E & MARY E				03/26/1979	QS		61619-				

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		09/14/2022	JD	100	100
		7	OTHERS		07/21/2020	JD	100	90

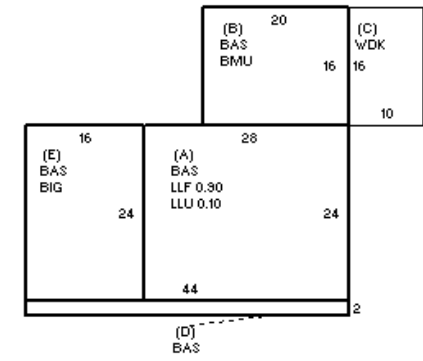
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,400	SC 1.00	100	1.00	100	1.00		R04	0.90		341,780

TOTAL	21,400 SF	ZONING	FRNT	220	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	341,800	328,000
Infl1	FACTOR 100		BUILDING	332,500	299,700		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	674,300	627,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/21/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/21/2020	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/14/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

UNIT

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	437,562		
NET AREA	2,069	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	67		57.84	3,875	CONDITION ELEM	CD		
\$NLA(RCN)	\$211	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	605	1966	137.40	83,129	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	320		63.15	20,208	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	160		38.40	6,144	KITCHEN	G		
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,464	1966	199.21	291,638	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	384		47.45	18,221	HEAT	U		
				HEATING/COOLING	1	FORCED AIR	1.00	F12	O	O	FPL 1S 2OP	1		10,347.00	10,347	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1991 / 31
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$332,500