

Key: 10898

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.419

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
O'BRIEN BRENDA & THOMAS TRS 68 INDIAN WIND DR SCITUATE, MA 02066				10-1-7-B				68 INDIAN WIND DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'BRIEN BRENDA & THOMAS T				07/17/2019	F	1	51376-281				
O'BRIEN THOMAS E & BRENDA				03/29/2018	QS	790,000	49641-148				
FYFFE RICHARD M & COLLEEN				09/08/1995	QS	418,000	13818-8				

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 %
18-465	07/20/2018	3	ALTERATIONS	10,000	03/26/2019	JD	100 100
03-480	08/11/2003	2	ADDITIONS				100 100
	10/01/1993	1	NEW CONST				100 100
		6	CYCL GROWTH				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R05	1.00	404,040
300	A	0.522	WS 1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00	10,340

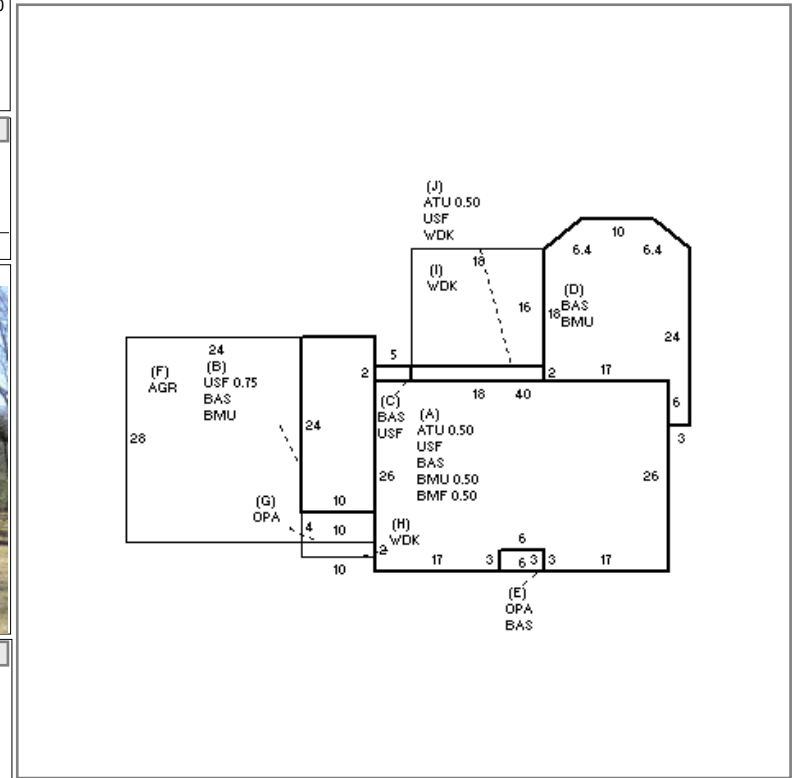
TOTAL	1.440 Acres	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	414,400	377,200
Inf1	FACTOR 100		BUILDING	739,800	683,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,154,200</b>	<b>1,061,000</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/26/2019

BLDG COMMENTS

FY12 QUALITY CHANGE FROM VG TO GD PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	3/26/2019	JD
MODEL	1		RESIDENTIAL	LIST	3/26/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/2/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	891,374
NET AREA	2,976	DETAIL ADJ	1.050	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	511		70.07	35,806		
\$NLA(RCN)	\$300	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	ATU	N	ATTIC UNF	529		44.40	23,488		
				ROOF SHAPE	2	HIP	1.00	+	BMU	N	BSMT UNFINISHED	1,189		49.91	59,347		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	USF	L	UPPER STORY FIN	1,248	1995	216.90	270,697		
				FLOOR COVER	13	COMB	1.00	+	BAS	L	BASE AREA	1,728	1995	238.52	412,156		
				INT FINISH	2	DRYWALL	1.00	F	AGR	N	ATT GARAGE	672		49.53	33,287		
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	OPA	N	OPEN PORCH	58		61.80	3,584		
				FUEL SOURCE	1	OIL	1.00	+	WDK	N	WOOD DECK	344		46.08	15,852		
									F11	O	FPL 1S 1OP	1		8,737.20	8,737		
									F22	O	FPL 2S 2OP	1		13,566.00	13,566		
									WPL	O	WHIRLPOOL-ADD	1		2,758.80	2,759		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83

RCNLD	\$739,800
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