

Key: 112

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 95

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
O'BRIEN PATRICK J & KRISTEN M 1 SUMMIT AV SCITUATE, MA 02066				13-2-14-0				1 SUMMIT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'BRIEN PATRICK J & KRISTEN				02/06/2017	QS	431,500	48086-231				
O'BRIEN JOSEPH T & JUDITH				12/27/2001	QS	335,000	21227-169				
BURT GLENN B JR				01/01/1971	QS	3589-249					

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	%
21-1122	08/05/2021	2	ADDITIONS	167,650	06/07/2022	JD	100	95
21-1122	08/05/2021	2	ADDITIONS	167,650	11/03/2022	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,878	NS 1.00	100	1.00	374,000	3.30	100	1.00	R03	0.85	308,440

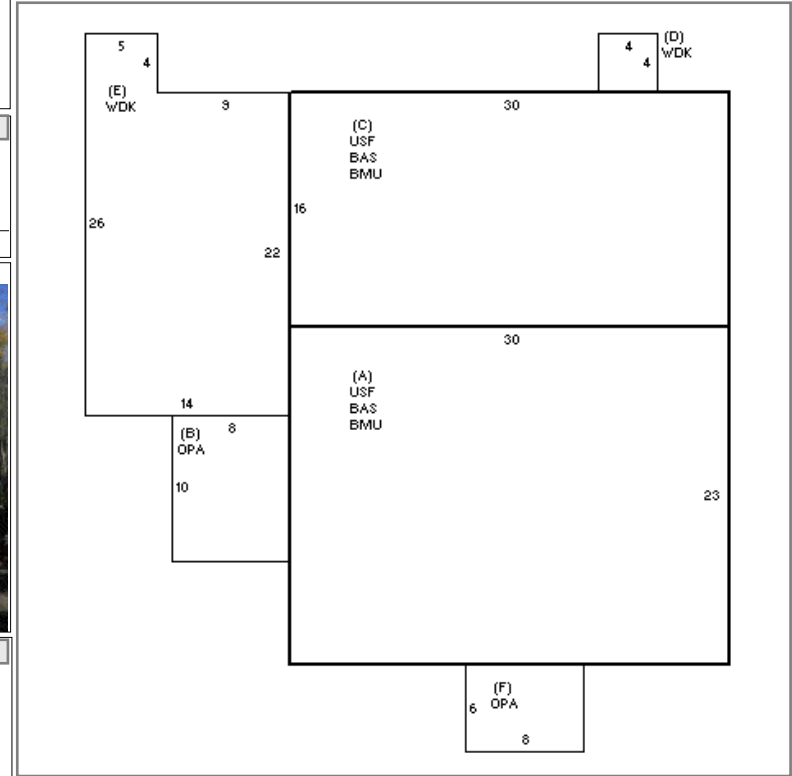
TOTAL	10,890 SF	ZONING	NO. SCITUATE	FRNT	242	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE IN M12...	LAND		308,400	296,900		
Inf1	FACTOR 100		BUILDING		623,100	542,100		
Inf2	PHY 100		DETACHED		7,900	7,500		
			OTHER		0	0		
			TOTAL		939,400	846,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 40 0.60	12X20		240	54.75	7,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/7/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/7/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	11/3/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1928	SIZE ADJ	1.000
NET AREA	2,340	DETAIL ADJ	1.248
\$NLA(RCN)	\$299	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	9	\$9,885	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,170		49.74	58,192
EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	690	1928	269.13	185,699
ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	690	1928	244.74	168,873
ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	128		56.65	7,251
FLOOR COVER	24	COMB	1.00	C	BAS	L	BASE AREA	480	2022	269.13	129,182
INT FINISH	1	PLASTER	1.00	C	USF	L	UPPER STORY FIN	480	2022	244.74	117,477
HEATING/COOLING	11	HW/COOL AIR	1.04	+	WDK	N	WOOD DECK	344		42.24	14,531
FUEL SOURCE	1	OIL	1.00	F21	O		FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	700,152
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	V
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	2011 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$623,100