Key: 121

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 105

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AHEARN KAYLA N & RICHARD R S/O RING MARY KATHRYN & 219 OLD OAKEN BUCKET RD SCITUATE, MA 02066	42-2-5-0	219 OLD OAKEN BUCKET RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RING MARY KATHRYN &	06/30/2023	QS	1,020,000	58061-342
AHEARN KAYLA N & RICHARD	11/05/2020	F	1	53770-59
MCCONNELL KAYLA NICOLE	06/30/2020	QS	602,000	53000-203

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	%
15-805	11/24/2015	3	ALTERATIONS	8,700	07/19/2016	SJ	100	100
93-305	06/04/1993	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS	1.00	100	1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85			343,430
300	A	0.112	WS	1.00	100	1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85			1,880

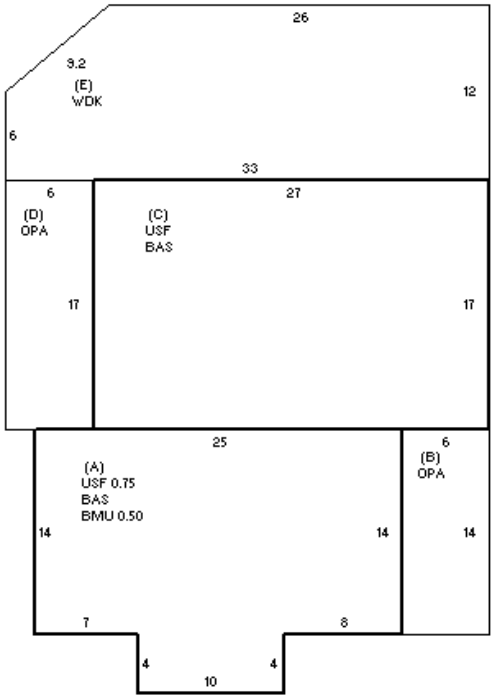
TOTAL	1.030 Acres	ZONING		FRNT	175
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	345,300	314,000
BUILDING	393,700	341,500
DETACHED	22,200	21,200
OTHER	0	0
TOTAL	**761,200**	**676,700**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	30	0.70	1S/L 1.5S 34	1900	646	47.82	21,600
SHF	A	1.00	50	0.50	10X8		80	15.97	600

PHOTO 08/10/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/1/2021	JD
LIST	8/1/2021	EST
REVIEW	8/14/2023	JD

BLDG COMMENTS

MLS

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,601	DETAIL ADJ	1.248
$NLA(RCN)	$315	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$8,786
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	195		69.46	13,545
+	USF	L	UPPER STORY FIN	752	1900	263.17	197,901
+	OPA	N	OPEN PORCH	186		56.65	10,537
+	BAS	L	BASE AREA	849	1900	289.39	245,689
E	WDK	N	WOOD DECK	375		42.24	15,840
	F22	O	FPL 2S 2OP	1		12,435.50	12,436

TOTAL RCN	504,734
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	G
HEAT	A
ELECT	U

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$393,700