

Key: 144

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 128

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MARQUES RICHARD & KAREN M 255 OLD OAKEN BUCKET RD SCITUATE, MA 02066				42-2-18-F				255 OLD OAKEN BUCKET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MARQUES RICHARD & KAREN M				06/01/2006	QS	443,000	32785-310				
DEAKIN FRANK & PATRICIA				01/01/1979	QS		4443-191				
DEAKIN FRANK A & PATRICIA				01/01/1976	XX		4091-339				

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	%
90-163	04/17/1990	3	ALTERATIONS				100	100

LAND

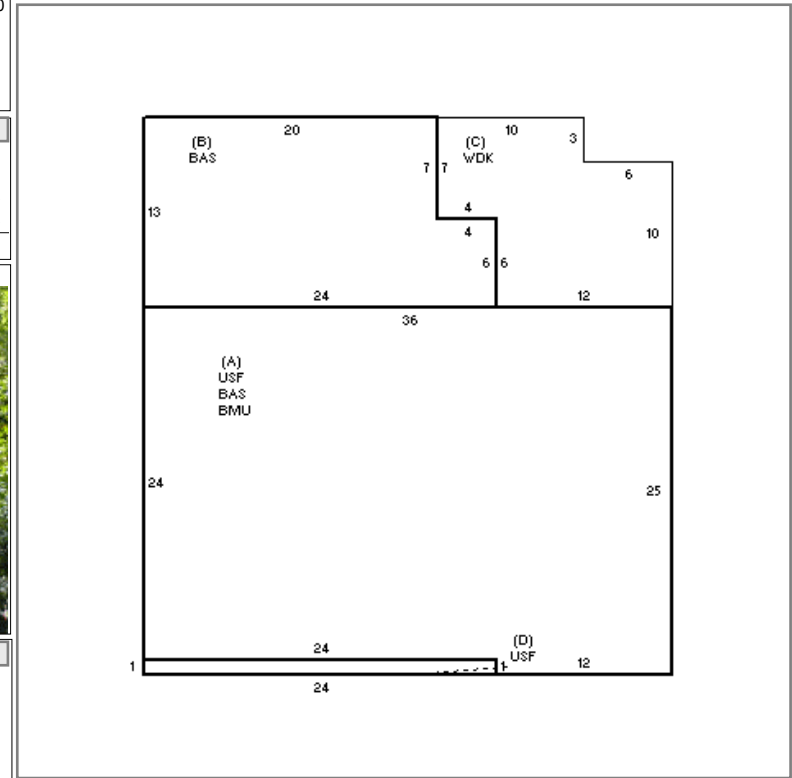
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.048	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	810

TOTAL	42,079 SF	ZONING	FRNT	198	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	344,200	313,000
Inf1	FACTOR 100		LAND	317,900	299,300		
Inf2	PHY 100		BUILDING	0	0		
			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	662,100	612,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
SALES REVIEW
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	7/11/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/11/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/4/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	460,691	
NET AREA	2,060	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	876		49.05	42,965	CONDITION ELEM	CD	
\$NLA(RCN)	\$224	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,160	1954	200.47	232,546	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	166		38.40	6,374	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	900	1954	182.31	164,076	KITCHEN		
				FLOOR COVER	99	N/A	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491	BATHS		
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		7	1.00															
BEDROOMS		4	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		5	\$4,000															
# UNITS		1	1.00															
EFF.YR/AGE 1972 / 50																		
COND 31 31 %																		
FUNC 0																		
ECON 0																		
DEPR 31 % GD 69																		
RCNLD \$317,900																		