

Key: 150

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 132

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CURRENT OWNER				PARCEL ID				LOCATION			
BONICA ROBERT A & JANET T TRS 280 OLD OAKEN BUCKET RD SCITUATE, MA 02066				42-1-3-B				280 OLD OAKEN BUCKET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BONICA ROBERT A & JANET T				03/29/2021	F	10	54671-147				
BONICA ROBERT A & JANET T				11/23/1992	QS	203,000	11443-42				
YOUNG ROLAND & SYLVIA				01/01/1977	XX		4222-290				

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 %
91--246	06/12/1991	3	ALTERATIONS				100 100

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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	0.512	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	8,620

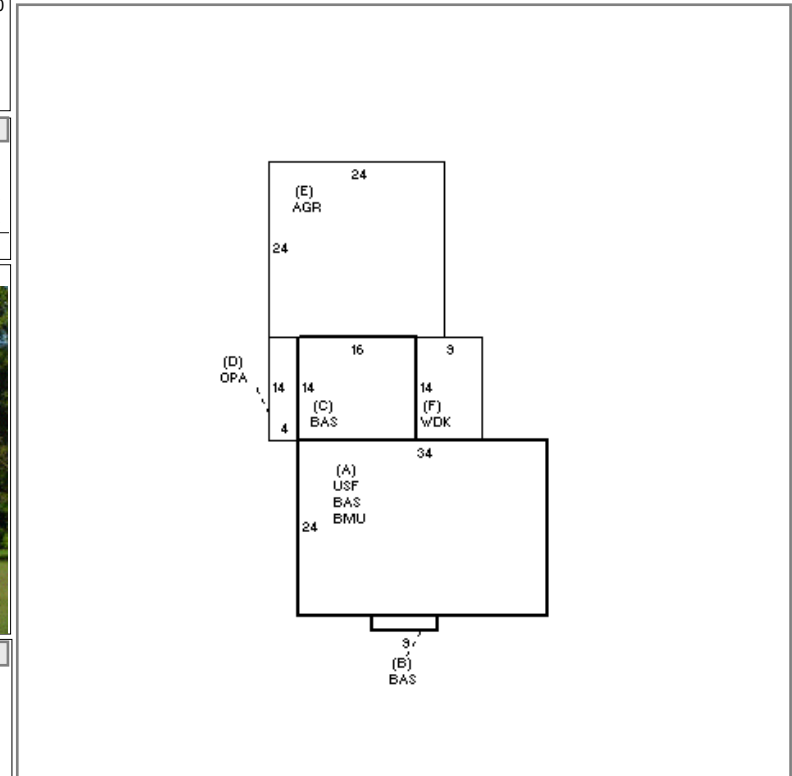
TOTAL	1.430 Acres	ZONING	W. SCITUATE	FRNT	40	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E		LAND	352,100	320,500		
Inf1	FACTOR 100		BUILDING	375,300	347,600			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	727,400	668,100		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
OTHER FIX=SINK  
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.



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BUILDING	CD	ADJ	DESC	MEASURE	6/16/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/4/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,874	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	2	HIP	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	8	1.00		FLOOR COVER	99	N/A	1.00
BEDROOMS	4	1.00		INT FINISH	99	N/A	1.00
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	1	1.00		FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	6	\$5,386					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		55.20	45,044
A	USF	L	UPPER STORY FIN	816	1965	208.20	169,895
+	BAS	L	BASE AREA	1,058	1965	228.95	242,228
D	OPA	N	OPEN PORCH	56		56.65	3,172
E	AGR	N	ATT GARAGE	576		46.91	27,019
F	WDK	N	WOOD DECK	126		42.24	5,322
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	507,129
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$375,300