

Key: 184

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 165

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---------------------------------------------------------------------|--|--|--|------------|----|------------|--------------|-------------------------|--|--|--|
| RICHARDS STEPHEN J 190 OLD OAKEN BUCKET RD SCITUATE, MA 02066 | | | | 42-1-10-0 | | | | 190 OLD OAKEN BUCKET RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| RICHARDS STEPHEN J | | | | 10/20/2014 | H | 175,000 | 44857-290 | | | | |
| CORTEZ R & B; BROWN C A | | | | 12/22/1989 | QS | | 9527-153 | | | | |
| CORTEZ RICHARD & LUCINDA | | | | 01/01/1959 | QS | | 2641-62 | | | | |

| 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 | % |
| 15-152 | 04/06/2015 | 7 | OTHERS | 5,000 | 08/05/2015 | SJ | 100 | 100 |

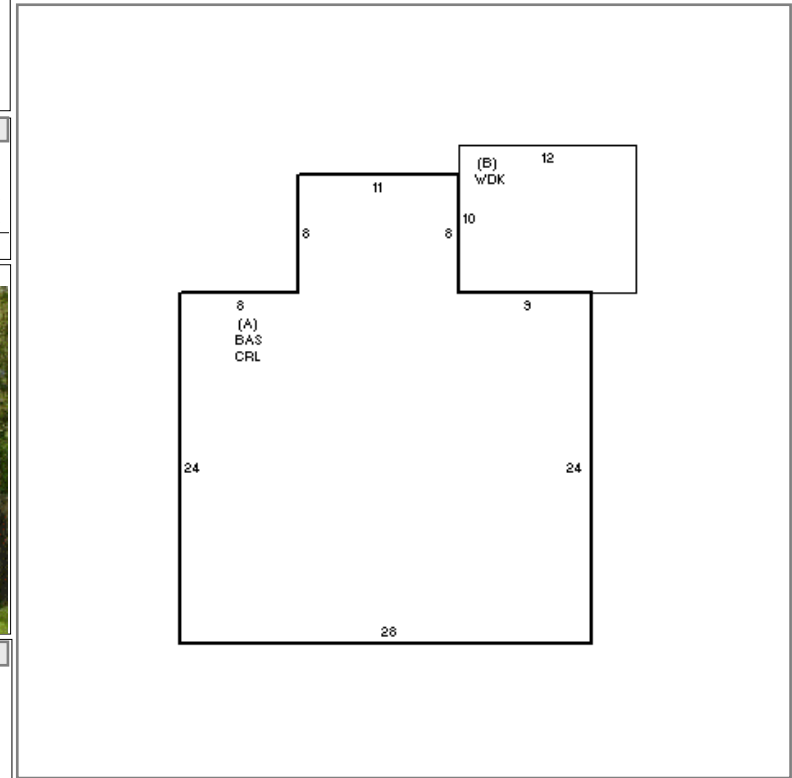
LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|---------|-------|-------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 6,000 | WS 1.00 | 100 | 1.00 | 100 | 1.00 | 374,000 | 5.81 | 100 | 1.00 | R03 0.85 | 299,410 |

| TOTAL | 6,011 SF | ZONING | W. SCITUATE | FRNT | 84 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Ngh | W. SCITUATE | NOTE | LAND | 299,400 | 272,200 | | | |
| Infl1 | FACTOR 100 | | BUILDING | 127,400 | 115,000 | | | |
| Infl2 | PHY 100 | | DETACHED | 300 | 300 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | TOTAL | 427,100 | 387,500 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| S/V | A | 1.00 | SV 1.00 SHED | | 300 | 1.10 | 300 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 9/5/2011 | MR |
|----------|----|------|-------------------|-------------|----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST REVIEW | 3/4/2011 | KT |
| STYLE | 1 | 0.85 | RANCH [100%] | | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1925 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 184,639 |
|--------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 760 | DETAIL ADJ | 0.850 | FOUNDATION | 5 | BRICK/STONE | 1.00 | A | CRL | N | BSMT CRAWL | 760 | | 11.48 | 8,723 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$243 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 760 | 1925 | 222.72 | 169,268 | EXTERIOR | |
| | | | | ROOF SHAPE | 2 | HIP | 1.00 | B | WDK | N | WOOD DECK | 120 | | 38.40 | 4,608 | INTERIOR | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | | | | | | | | KITCHEN | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | | | | | | | | | BATHS | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | | | | | | | | HEAT | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | ELECT | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | |
| STORIES | 1 | 1.00 | | | | | | | | | | | | | | | |
| ROOMS | 4 | 1.00 | | | | | | | | | | | | | | | |
| BEDROOMS | 2 | 1.00 | | | | | | | | | | | | | | | |
| BATHROOMS | 1 | 1.00 | | | | | | | | | | | | | | | |
| # 1/2 BATHS | 0 | 1.00 | | | | | | | | | | | | | | | |
| TOT FIXTURES | 3 | \$2,040 | | | | | | | | | | | | | | | |
| # UNITS | 1 | 1.00 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1972 / 50 |
| | | | | | | | | | | | | | | | | COND | 31 31 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 31 % GD 69 |
| | | | | | | | | | | | | | | | | RCNLD | \$127,400 |