

Key: 1978

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.902

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WATERMAN NICHOLAS C & ELEANOR S/O WATERMAN NICHOLAS C TR ETA 109 OLD OAKEN BUCKET RD SCITUATE, MA 02066				47-1-2-0				109 OLD OAKEN BUCKET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WATERMAN NICHOLAS C TR ET				07/07/2023	F		1 58076-294				
WATERMAN NICHOLAS C & ELE				01/01/1962	QS		2884-193				
MADDEN WILLIAM J & EVELYN				01/01/1947	XX		1923-525				

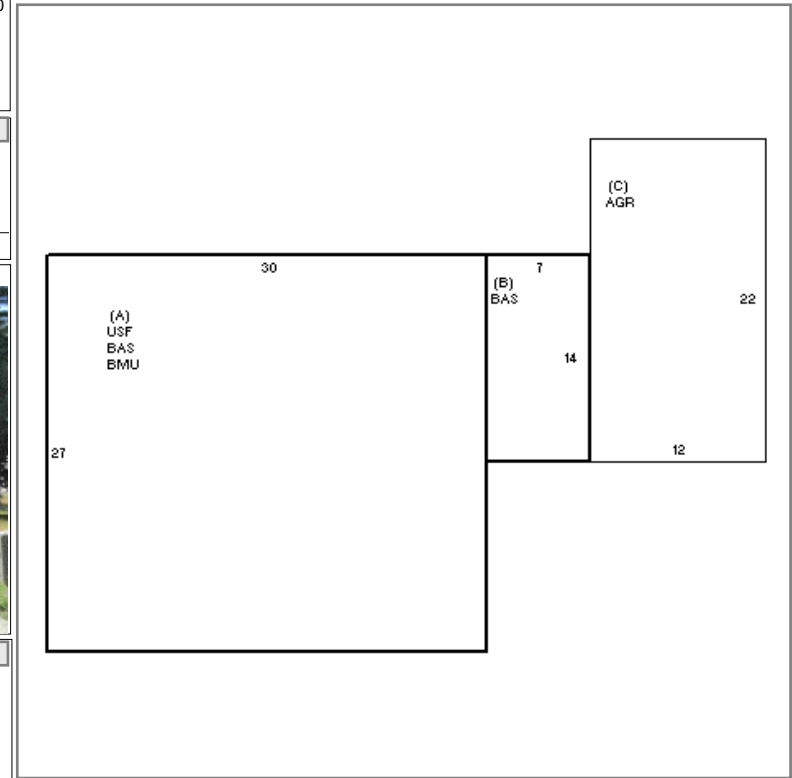
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-908	12/15/2020	3	ALTERATIONS	16,500	08/10/2021	JD	100	100
06-485	08/11/2006	3	ALTERATIONS	7,000	07/25/2007	SJ	100	100
96-503	10/21/1996	3	ALTERATIONS				100	100
94-428	09/06/1994	3	ALTERATIONS				100	100

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	1.182	WS 1.00	100	1.00	100	1.00	16,830	1.00	100	1.00	R03 0.85	19,890

TOTAL	2.100 Acres	ZONING	FRNT	142	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	363,300	331,300
Infl1	FACTOR 100		BUILDING	262,100	243,000		
Infl2	PHY 100		DETACHED	8,000	7,700		
			OTHER	0	0		
			TOTAL	633,400	582,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	60 0.40 GARAGE 12X24		288	43.80	5,000
SHF	A	1.00	10 0.90 12 X 24	2006	288	11.53	3,000

PHOTO 08/08/2022

BUILDING	CD	ADJ	DESC	MEASURE	8/8/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/8/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/10/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	409,512		
NET AREA	1,718	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	810		50.31	40,751	CONDITION ELEM	CD		
\$NLA(RCN)	\$238	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	810	1948	188.82	152,948	EXTERIOR	A		
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	908	1948	207.64	188,535	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	264		53.94	14,239	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS	A		
				INT FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1968 / 54
																		COND	36 36 %
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$262,100