

Key: 1988

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.912

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
RICHARDS DANIEL & ALICE M TRS 158 OLD OAKEN BUCKET RD SCITUATE, MA 02066				47-2-C-0				158 OLD OAKEN BUCKET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RICHARDS DANIEL & ALICE M				12/18/2018	F	1	50639-282				
RICHARDS DANIEL J & ALICE				09/26/2006	QS	485,000	33410-171				
SMITH ABIGAIL TR				11/30/2004	O	550,000	29568-74				

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 %

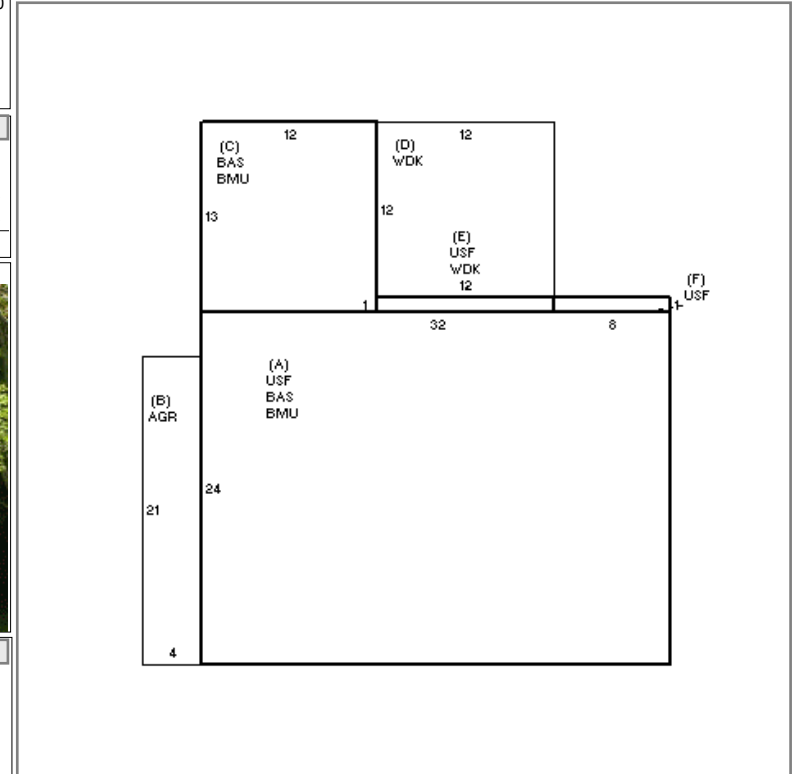
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.332	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	5,590

TOTAL	1.250 Acres	ZONING	FRNT	170	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE LIFE ESTATE/MARIE T GAYTON,...			LAND	349,000	317,600
Inf1	FACTOR 100				BUILDING	349,500	328,500
Inf2	PHY 100				DETACHED	0	0
					OTHER	0	0
					TOTAL	698,500	646,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 QUALITY CHANGE FROM VG TO AVG+ PER FIELD REVIEW.



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/22/2010	DR
MODEL	1		RESIDENTIAL	LIST	9/22/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/24/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	466.062	
NET AREA	1,712	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	924		53.07	49,038			
\$NLA(RCN)	\$272	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	924	1985	233.21	215,482			
				ROOF SHAPE	99	N/A	1.00	B	AGR	N	ATT GARAGE	84		72.77	6,113			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	156		42.24	6,589			
				FLOOR COVER	99	N/A	1.00	+	USF	L	UPPER STORY FIN	788	1985	212.08	167,116			
				INT FINISH	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480			
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		9,062.90	9,063			
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		6	1.00															
BEDROOMS		3	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		8	\$7,181															
# UNITS		1	1.00															
																CONDITION ELEM	CD	
																EXTERIOR		
																INTERIOR		
																KITCHEN		
																BATHS		
																HEAT		
																ELECT		
																EFF.YR/AGE	1990 / 32	
																COND	25 25%	
																FUNC	0	
																ECON	0	
																DEPR	25 % GD 75	
																RCNLD	\$349,500	