Key: **1992**

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,916

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CASS LINDA J **S/O LEADBETTER TYLER** **134 OLD OAKEN BUCKET RD** **SCITUATE, MA 02066**	**47-2-4-0**	**134 OLD OAKEN BUCKET RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LEADBETTER TYLER	05/02/2023	V	325,000	57874-157
CASS LINDA J	05/16/2022	V	1	56810-278
CASS BERTRAM E JR & ELIZA	05/10/2016	E	1	39371-170

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	%
02-333	06/27/2002	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,401	WS 1.00	100 1.00	100 1.00	374,000	3.16	100 1.00	R03 0.85			309,280

TOTAL	11,401 SF	ZONING		FRNT	98
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	309,300	281,200
BUILDING	179,500	171,800
DETACHED	1,100	1,000
OTHER	0	0
TOTAL	**489,900**	**454,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00			1,000	1.10	1,100

PHOTO 08/29/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/28/2023	JD
LIST	8/28/2023	EST
REVIEW	3/24/2011	KT

YEAR BLT	1952	SIZE ADJ	1.000
NET AREA	1,070	DETAIL ADJ	0.850
$NLA(RCN)	$262	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	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

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	803		50.48	40,534
A	BAS	L	BASE AREA	1,070	1952	198.71	212,620
B	AGR	N	ATT GARAGE	240		56.05	13,452
C	PTA	N	PATIO	308		14.90	4,589
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	280,516

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1968 / 54		
COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	36	% GD	64
RCNLD			$179,500