Key: **1996**

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.920

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COFFIN JOHN M & MARION S **116 OLD OAKEN BUCKET RD** **SCITUATE, MA 02066**	**47-2-9-0**	**116 OLD OAKEN BUCKET RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COFFIN JOHN M & MARION S	01/01/1976	QS		4043-683
VENTI PETER J	01/01/1975	XX		3961-593
SIMON RONALD	01/01/1974	XX		3921-628

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

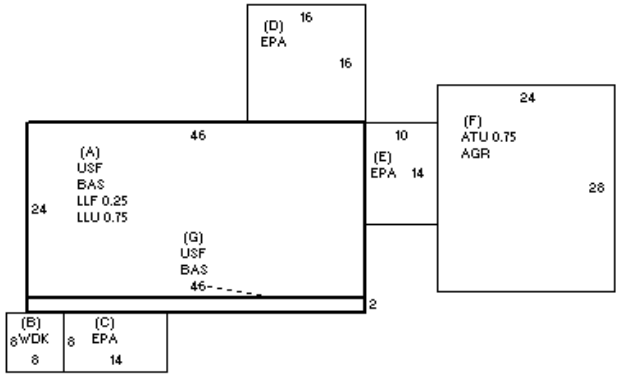
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
95-622	10/20/1995	3	ALTERATIONS				100	100
89-123	04/04/1989	3	ALTERATIONS				100	100
89-92	03/22/1989	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	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	0.000	WS	1.00	100	1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85			

TOTAL	40,012 SF	ZONING		FRNT	183
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	343,400	312,200
BUILDING	508,600	477,600
DETACHED	12,200	11,100
OTHER	0	0
TOTAL	**864,200**	**800,900**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV	1.00	SHED		100	1.10	100
S/V	A	1.00	SV	1.00	GUNITE/STEEL	1989	11,000	1.10	12,100

PHOTO 09/18/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/21/2009	PL
LIST		
REVIEW	3/24/2011	KT

BLDG COMMENTS

RAISED COLONIAL
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	2,668	DETAIL ADJ	1.000
$NLA(RCN)	$254	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$7,040
# 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	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	828		59.31	49,107
A	LLF	L	LOWER LEVEL FIN	276	1974	140.91	38,891
+	USF	L	UPPER STORY FIN	1,196	1974	185.78	222,189
B	WDK	N	WOOD DECK	64		42.25	2,704
+	EPA	N	ENCLOSED PORCH	508		99.22	50,404
F	AGR	N	ATT GARAGE	672		45.41	30,513
F	ATU	N	ATTIC UNF	504		40.70	20,513
+	BAS	L	BASE AREA	1,196	1974	204.29	244,327
	F22	O	FPL 2S 2OP	1		12,435.50	12,436

TOTAL RCN	678,123
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	$508,600