Key: **2001**

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,925

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DUNPHY CAROL S **94 OLD OAKEN BUCKET RD** **SCITUATE, MA 02066**	**47-2-13-0**	**94 OLD OAKEN BUCKET RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DUNPHY CAROL S	01/31/2017	QS	340,000	48065-36
GRACZYK MARIAN A	09/07/1978	QS	44,500	4527-63
MCFALL WILLIAM AND PAULA	01/01/1978	XX		4240-40

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

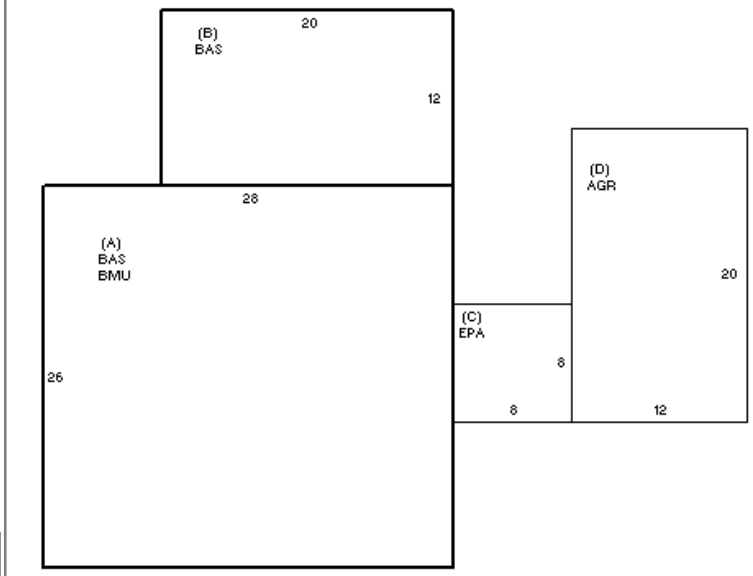
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
00-613	12/19/2000	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	WS 1.00	100 1.00	100 1.00	374,000	3.01	100 1.00	R03 0.85			310,190

TOTAL	12,000 SF	ZONING		FRNT	100
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	310,200	282,000
BUILDING	196,800	175,000
DETACHED	0	0
OTHER	0	0
TOTAL	**507,000**	**457,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/18/2003

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

BLDG COMMENTS

no fixed stairway to 2nd level/pull down stairs
FY12 QUALITY CHANGE FROM + TO AVG PER
FIELD REVIEW.

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	968	DETAIL ADJ	0.850
$NLA(RCN)	$275	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	3	ALUMINUM	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	BMU	N	BSMT UNFINISHED	728		52.20	38,005
+	BAS	L	BASE AREA	968	1953	204.98	198,422
C	EPA	N	ENCLOSED PORCH	64		90.20	5,773
D	AGR	N	ATT GARAGE	240		56.05	13,452
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	265,931

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$196,800