

Key: 2044

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.970

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
O'DONNELL LEO T & ERIN 13 GRIDLEY BRYANT RD SCITUATE, MA 02066				20-4-6-J				13 GRIDLEY BRYANT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'DONNELL LEO T & ERIN				03/27/2008	QS	420,000	35774-208				
MCGONAGLE JOHN M				06/15/2001	QS	345,000	20013-141				
DOLAN JOHN F JR AND JANET				12/12/1985	XX	6472-59					

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	%
17-160	03/28/2017	3	ALTERATIONS	15,000	06/28/2017	SJ	100	100
2446	08/08/2002	3	ALTERATIONS				100	100
672	09/01/1988	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,709	NS 1.00	100	1.00	374,000	1.81	100	1.00	R03	0.85	321,960

TOTAL	20,709 SF	ZONING	FRNT	230	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	322,000	309,900
Inf1	FACTOR 100		BUILDING	416,900	370,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>738,900</b>	<b>680,800</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/15/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/15/2010	
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/25/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	541,476
NET AREA	2,068	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	384		54.28	20,845		
\$NLA(RCN)	\$262	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	CAN	N	CANOPY	200		18.70	3,740		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	600		42.24	25,344		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,660	1974	222.35	369,093		
				FLOOR COVER	99	N/A	1.00	G	BMU	N	BSMT UNFINISHED	240		69.47	16,672		
				INT FINISH	99	N/A	1.00	I	LLU	N	LOWER LEVEL UNF	408		64.55	26,337		
				HEATING/COOLING	11	HW/COOL AIR	1.04	I	LLF	L	LOWER LEVEL FIN	408	1974	153.36	62,572		
				FUEL SOURCE	99	N/A	1.00		F12	O	FPL 1S 2OP	1		11,381.70	11,382		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1995 / 27
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$416,900

