Key: 2277

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,196

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OHARA DAVID A & MORGAN S A S/O FALZONE JULIE ANN 11 AQUINNAH PATH SCITUATE, MA 02066	27-6-39-R	11 AQUINNAH PTH

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FALZONE JULIE ANN	06/20/2023	QS	950,000	(135526)
OHARA DAVID A & MORGAN S	02/15/2018	QS	599,000	(126404)
DONOVAN STEVEN W & NANCY	05/27/1993	QS	243,000	(84658)

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

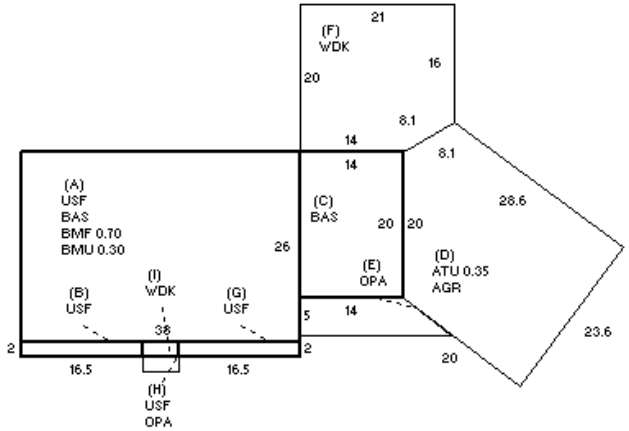
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS	1.00	100	1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85			343,430
300	A	0.107	NS	1.00	100	1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85			1,800

TOTAL	1.025 Acres	ZONING		FRNT	112
Ngh	NO. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	345,200	332,400
BUILDING	491,100	454,000
DETACHED	400	400
OTHER	0	0
TOTAL	**836,700**	**786,800**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	20	0.80	8 X 6		48	11.05	400

PHOTO 09/10/2019

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	8/25/2010	PL
LIST	8/25/2010	EST
REVIEW	9/10/2019	JD

BLDG COMMENTS

OTHER FIX=SINK

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	2,332	DETAIL ADJ	1.040
$NLA(RCN)	$281	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	$8,237
# 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	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	296		52.05	15,408
A	BMF	N	BSMT FINISH-SEP	692		73.07	50,565
+	USF	L	UPPER STORY FIN	1,064	1971	204.17	217,240
+	BAS	L	BASE AREA	1,268	1971	224.52	284,686
D	AGR	N	ATT GARAGE	642		45.84	29,431
D	ATU	N	ATTIC UNF	225		40.70	9,158
+	OPA	N	OPEN PORCH	96		56.65	5,438
+	WDK	N	WOOD DECK	416		42.24	17,571
	F11	O	FPL 1S 1OP	1		8,009.10	8,009
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	654,805

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

EFF.YR/AGE	1988 / 34	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$491,100