

Key: 2634

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.537

LEGAL

LAND

DETACHED

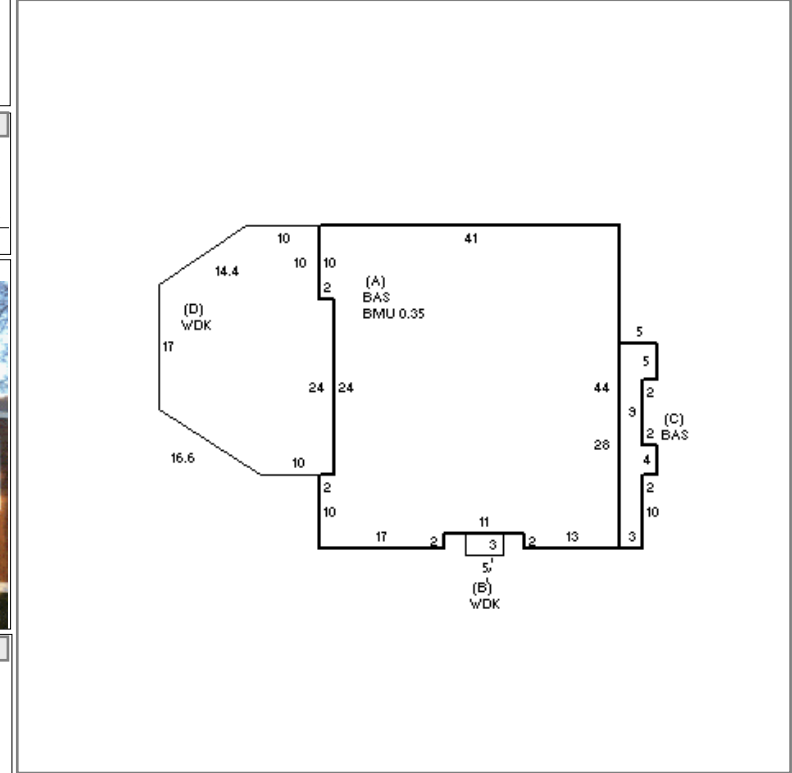
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
O'BRIEN CONOR & JULIANA 8 TRYSTING PL SCITUATE, MA 02066				7-5-4-0				8 TRYSTING PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'BRIEN CONOR & JULIANA				07/31/2020	O	500,000	53179-112				
BRACKETT GREGORY J				02/05/2013	QS	400,001	42640-127				
FROST HENRY JR & BARBARA				01/01/1972	QS		3661-507				

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	%
22-0395	04/15/2022	3	ALTERATIONS	4,000	05/25/2022	JD	100	50
20-0395	04/15/2022	3	ALTERATIONS	4,000	10/31/2022	JD	99	99
20-575	09/15/2020	3	ALTERATIONS	114,000	06/07/2021	JD	100	90
20-575	09/15/2020	3	ALTERATIONS	114,000	11/09/2021	JD	100	100
90-249	05/01/1990	3	ALTERATIONS				100	100

TOTAL	38,267 SF	ZONING	FRNT	190	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	482,200	438,300
Inf1	FACTOR 100		BUILDING	407,800	340,200		
Inf2	PHY 100		DETACHED	10,100	14,800		
			OTHER	0	0		
			TOTAL	900,100	793,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30 GARAGE		418	48.57	6,100
S/V	A	1.00	10 0.90 FRAME/FOOTIN	2022	4,000	1.10	4,000



BUILDING	CD	ADJ	DESC	MEASURE	6/7/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/7/2021	JD
STYLE	8	0.90	CONTEMPORARY [100%]	REVIEW	10/31/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	463,377
NET AREA	1,836	DETAIL ADJ	0.927	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	607		61.45	37,302	CONDITION ELEM	CD
\$NLA(RCN)	\$252	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	wDK	N	WOOD DECK	700		42.24	29,568	EXTERIOR	V
				ROOF SHAPE	4	FLAT/SHED	1.00	+	BAS	L	BASE AREA	1,836	1954	208.93	383,603	INTERIOR	G
				ROOF COVER	9	OTHER	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	V
				INT FINISH	2	DRYWALL	1.00									HEAT	U
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	U
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		6	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		6	\$4,895														
# UNITS		1	1.00														
																EFF.YR/AGE	2010 / 12
																COND	12 12 %
																FUNC	0
																ECON	0
																DEPR	12 % GD 88
																RCNLD	\$407,800