

Key: 2685

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.586

LEGALS

LAND

DETACHED

BUILDING

INDING

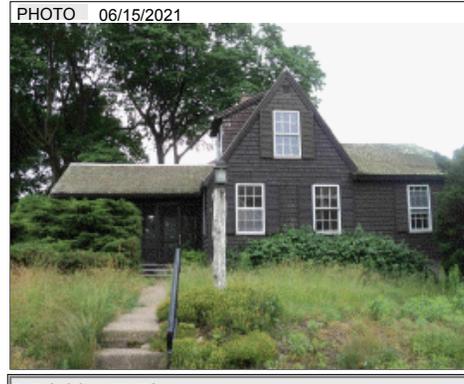
CURRENT OWNER				PARCEL ID				LOCATION			
DONELAN MATTHIAS B & JANET C S/O DONELAN MATTHIAS B 8 WHITCOMB RD SCITUATE, MA 02066				7-6-4-0				8 WHITCOMB RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONELAN MATTHIAS B				09/25/2023	H	10	58306-256				
DONELAN MATTHIAS B & JANE				05/18/2021	QS	1,200,000	54995-271				
FLANAGAN MARTHA S TR				10/03/2019	F	1	51743-222				

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	%
		7	OTHERS		06/15/2021	JD	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	15,189	MB 1.00	100	1.00	1,100,000	2.41	100	1.00	R07	2.50	925,920

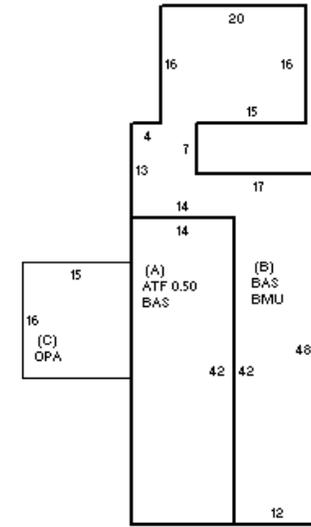
TOTAL	15,189 SF	ZONING	C/W7-6-3 & 7-6-6...	FRNT	95	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE		LAND	925,900	841,700		
Inf1	FACTOR 100			BUILDING	288,200	256,400		
Inf2	PHY 100			DETACHED	7,800	7,400		
				OTHER	0	0		
				TOTAL	1,221,900	1,105,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 65 0.35	20X24		480	46.56	7,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/24/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2021	JD
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	6/15/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1750	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,925	DETAIL ADJ	1.184	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,631	1750	240.35	392,015
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	294	1750	155.29	45,656
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	1,043		46.60	48,609
				ROOF COVER	2	WOOD SHINGLES	1.01	C	OPA	N	OPEN PORCH	240		51.50	12,360
				FLOOR COVER	24	COMB	1.00		F22	O	FPL 2S 2OP	1		11,305.00	11,305
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	514,681	
CONDITION ELEM	CD	
EXTERIOR	F	
INTERIOR	F	
KITCHEN	F	
BATHS	F	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1963 / 59	
COND	44	44 %
FUNC	0	
ECON	0	
DEPR	44	% GD 56
RCNLD	\$288,200	