

Key: 2838

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.745

LEGAL

LAND

DETACHED

BUILDING

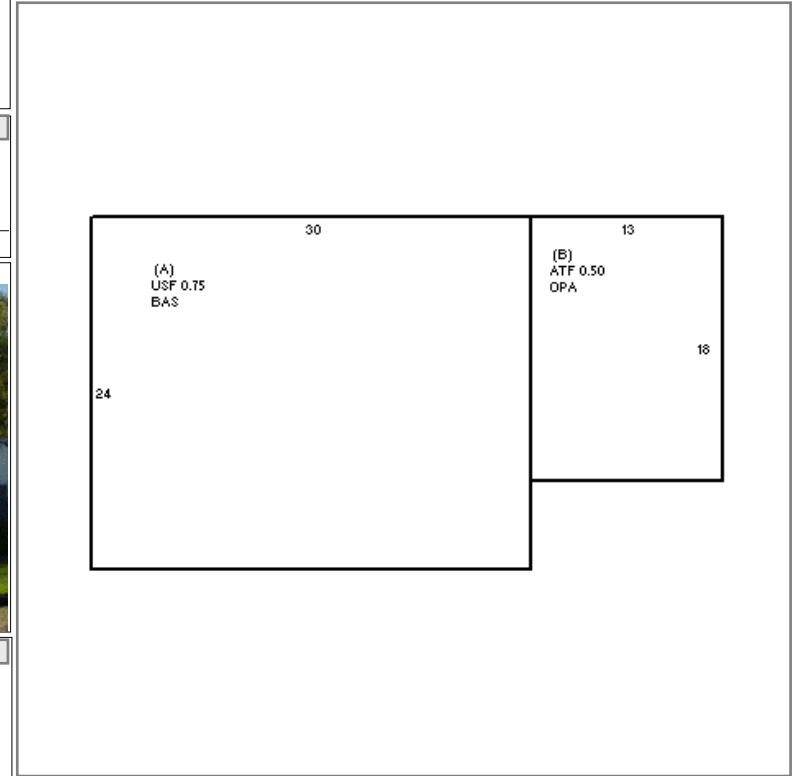
CURRENT OWNER				PARCEL ID				LOCATION			
O'CONNELL RICHARD C JR & CLARE M 12 HUNNEWELL CIRCLE NEWTON, MA 02458-2218				22-8-3-0				6 GRAVES AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
O'CONNELL RICHARD C JR				01/01/1974	QS	3939-223					
HARLING ERNEST J & MARIO				01/01/1962	XX	2901-162					
GULL PROPERTIES INC				01/01/1962	XX	2884-283					

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	%
94-369	08/04/1994	2	ADDITIONS				100	100
90-549	09/01/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,052	NS 1.00	100	1.00	440,000	5.76	100	1.00	R04	1.00	352,380

TOTAL	6,052 SF	ZONING	NO. SCITUATE	FRNT	213	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	352,400	320,300		
Infl1	FACTOR 100		BUILDING	146,100	135,800			
Infl2	PHY 100		DETACHED	8,800	8,400			
			OTHER	0	0			
			TOTAL	507,300	464,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 40 0.60	GARAGE	1962	360	40.89	8,800



BUILDING	CD	ADJ	DESC	MEASURE	4/7/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/31/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1936	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	332,023
NET AREA	1,377	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BAS	L	BASE AREA	720	1936	240.23	172,964	CONDITION ELEM	CD
\$NLA(RCN)	\$241	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	540	1936	218.46	117,969	EXTERIOR	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	234	51.50	12,051	INTERIOR	
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	B	ATF	L	ATTIC FINISH	117	1936	155.21	18,160	KITCHEN		
ROOMS	7	1.00	FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS		
BEDROOMS	3	1.00	INT FINISH	99	N/A	1.00									HEAT		
BATHROOMS	1	1.00	HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00											
TOT FIXTURES	3	\$2,640															
# UNITS	1	1.00															
																EFF.YR/AGE	1956 / 66
																COND	56 56 %
																FUNC	0
																ECON	0
																DEPR	56 % GD 44
																RCNLD	\$146,100