Key: 3095

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,002

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
O'NEILL BRIAN T & M PATRICIA 425 W ROXBURY PARKWAY W ROXBURY, MA 02132	15-4-7-0	35 GANNETT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
O'NEILL BRIAN T & M PATRI	06/16/1994	F	1	12952-186
KIMBALL JOHN K TRUSTEE	02/02/1994	QS	290,000	12637-289
EVERETT CATHERINE G & CLA	09/22/1987	XX		8017-97

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

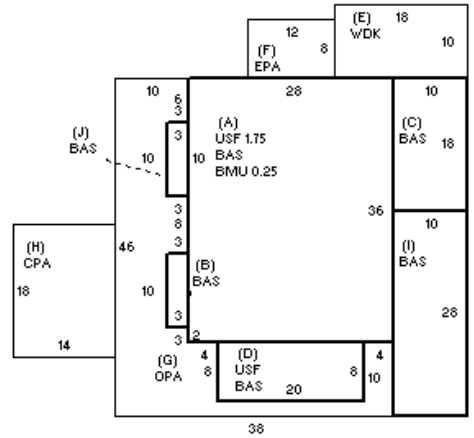
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-483	08/12/2020	3	ALTERATIONS	73,000	06/22/2021	JD	100	100
17-896	12/15/2017	3	ALTERATIONS	15,000	07/23/2018	JD	100	100
97-77	03/03/1997	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,612	MB 1.00	100 1.00	100 1.00	748,000	2.10	100 1.00	R09 1.70			636,100

TOTAL	17,598 SF	ZONING		FRNT	285
Ngh	MINOT BCH	NOTE	IN M8. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	636,100	578,300
BUILDING	695,600	618,800
DETACHED	22,700	21,600
OTHER	0	0
TOTAL	**1,354,400**	**1,218,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G 1.20	10 0.90	GARAGE 21 X		441	57.29	22,700

PHOTO 09/08/2021

BLDG COMMENTS

fy19 10x28 OPA changed to BAS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/22/2021	JD
LIST	6/22/2021	EST
REVIEW	7/23/2018	JD

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	3,612	DETAIL ADJ	1.248
$NLA(RCN)	$292	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.75	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	2	1.00
TOT FIXTURES	10	$11,981
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	252		75.78	19,097
+	USF	L	UPPER STORY FIN	1,924	1910	251.78	484,421
+	BAS	L	BASE AREA	1,688	1910	276.86	467,346
E	WDK	N	WOOD DECK	180		46.08	8,294
F	EPA	N	ENCLOSED PORCH	96		108.24	10,391
G	OPA	N	OPEN PORCH	520		61.80	32,136
H	CPA	N	CAR PORT	252		28.41	7,159
	F31	O	FPL 3S 1OP	1		11,036.40	11,036
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUT DOOR SHOWER	1		2,010.00	2,010

TOTAL RCN	1,053,871

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

EFF.YR/AGE	1970 / 52		
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD	$695,600		