

Key: 3173

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.080

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
O'CONNOR DAVID B & BRIAN F 13 GRASSHOPPER LN SCITUATE, MA 02066				8-2-22-0				13 GRASSHOPPER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
O'CONNOR DAVID B & BRIAN				05/04/2022	F	1 56767-251					
O'CONNOR DAVID B				07/12/1989	QS	9241-83					
O'CONNOR MARY C & JOHN F				01/01/1962	QS	2891-314					

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	%
	06/01/2022	7	OTHERS		11/02/2022	JD	100	100

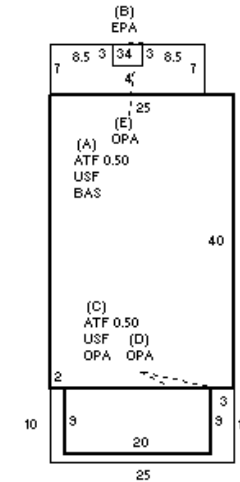
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,125 MB	1.00	100	1.00	1,100,000	4.35	100	1.00	R07	2.50	893,300

TOTAL	8,146 SF	ZONING	CW 60-2-19	FRNT	204	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE		LAND	893,300	812,100		
Infl1	FACTOR 100			BUILDING	374,300	177,800		
Infl2	PHY 100			DETACHED	6,300	5,600		
				OTHER	0	0		
<b>TOTAL</b>				<b>TOTAL</b>	<b>1,273,900</b>	<b>995,500</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 60 0.40	20X20		400	39.42	6,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/8/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/8/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/6/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	668,397	
NET AREA	2,770	DETAIL ADJ	1.200	FOUNDATION	3	CONT WALL	1.00	A	BAS	L	BASE AREA	1,000	1910	252.38	252,379	CONDITION ELEM	CD	
\$NLA(RCN)	\$241	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,180	1910	229.51	270,823	EXTERIOR	F	
CAPACITY			UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	+	ATF	L	ATTIC FINISH	590	1910	163.06	96,208	INTERIOR	F
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	1.00	B	EPA	N	ENCLOSED PORCH	135		99.22	13,395	KITCHEN	F	
ROOMS	8	1.00	FLOOR COVER	24	COMB	1.00	1.00	+	OPA	N	OPEN PORCH	262		56.65	14,842	BATHS	F	
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	1.00	F32	O	FPL 3S 2OP	1		13,699.40	13,699	HEAT	A		
BATHROOMS	1	1.00	HEATING/COOLING	1	FORCED AIR	1.00	1.00	ODS	O	OUT DOOR SHOWER	1		1,771.00	1,771	ELECT	A		
# 1/2 BATHS	1	1.00	FUEL SOURCE	1	OIL	1.00	1.00											
TOT FIXTURES	5	\$5,280																
# UNITS	1	1.00																
																EFF.YR/AGE	1963 / 59	
																COND	44 44 %	
																FUNC	0	
																ECON	0	
																DEPR	44 % GD 56	
																RCNLD	\$374,300	