

Key: 3489

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.346


LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|---------|------------|------|------------------|------|--------------|------|-----|------------|-----------|
| O'FLAHERTY BRIAN E 17 SIXTH AV SCITUATE, MA 02066 | | | | 34-6-16-0 | | | | 17 SIXTH AV | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | | |
| O'FLAHERTY BRIAN E | | | | 10/14/2016 | U | 325,000 (124237) | | | | | | |
| WHITCOMB WILTON A & ELIZA | | | | 07/11/2005 | QS | 472,000 (107605) | | | | | | |
| GUFFY SYDNEY | | | | 08/29/2001 | QS | 279,900 (C99851) | | | | | | |
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 6,729 | OS 1.00 | 100 | 1.00 | 440,000 | 5.21 | 100 | 1.00 | R08 | 1.00 | 354,090 |

LAND

| TOTAL | 6,708 SF | ZONING | N O T E | FRNT | 61 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|--------------|----------------|----------------|----------|---------|----------|
| Ngh | OCEANSIDE | N O T E | LAND | 354,100 | 321,900 | | | |
| Inf1 | FACTOR 100 | | BUILDING | 221,900 | 206,400 | | | |
| Inf2 | PHY 100 | | DETACHED | 600 | 500 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 576,600 | 528,800 | | | |

DETACHED

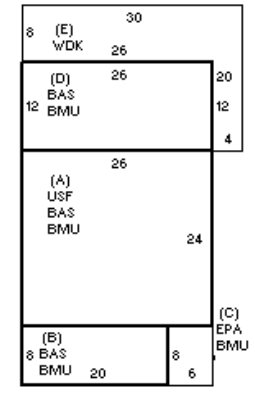
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 10/06/2009 |
|-----|------|------|--------------|----|-------|-----------|-------|--|------------|
| S/V | A | 1.00 | SV 1.00 SHED | | 500 | 1.10 | 600 |  | |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 10/6/2009 | PL |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 4/7/2011 | KT |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1930 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 504,285 |
|--------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,720 | DETAIL ADJ | 1.224 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,144 | | 45.47 | 52,015 | | |
| \$NLA(RCN) | \$293 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | + | BAS | L | BASE AREA | 1,096 | 1930 | 254.15 | 278,547 | | |
| CAPACITY | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 624 | 1930 | 231.12 | 144,220 | | |
| STORIES | 2 | 1.00 | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | EPA | N | ENCLOSED PORCH | 48 | | 90.21 | 4,330 | | |
| ROOMS | 8 | 1.00 | | FLOOR COVER | 99 | N/A | 1.00 | E | WDK | N | WOOD DECK | 288 | | 38.40 | 11,059 | | |
| BEDROOMS | 4 | 1.00 | | INT FINISH | 99 | N/A | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 | | |
| BATHROOMS | 2 | 1.00 | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | | |
| # 1/2 BATHS | 1 | 1.00 | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| TOT FIXTURES | 6 | \$5,875 | | | | | | | | | | | | | | | |
| # UNITS | 1 | 1.00 | | | | | | | | | | | | | | | |

| 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 | % |
| 06-250 | | 6 | CYCL GROWTH | | 04/25/2010 | | 100 | 100 |
| 06-250 | 05/05/2006 | 3 | ALTERATIONS | 27,000 | 06/20/2007 | SJ | 0 | 100 |
| 04-019 | 01/13/2004 | 3 | ALTERATIONS | 27,000 | 06/19/2006 | SJ | 100 | 100 |
| 3-312 | 06/12/2003 | 3 | ALTERATIONS | | | | 100 | 100 |



| BLDG COMMENTS | SALES REVIEW |
|---------------|--------------|
|---------------|--------------|

| CONDITION ELEM | CD |
|----------------|------------|
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1956 / 66 |
| COND | 56 56 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 56 % GD 44 |
| RCNLD | \$221,900 |