Key: 3611

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,464

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KEOUGH JASON & JESSICA 35 IRVING RD SCITUATE, MA 02066	34-17-6-0	35 IRVING RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KEOUGH JASON & JESSICA	12/16/2015	QS	322,500	(122847)
MACDONALD DIANNE F	06/30/2000	QS	186,000	(97684)
BLUME HOWARD B	03/03/1999	XX		(L00095028)

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

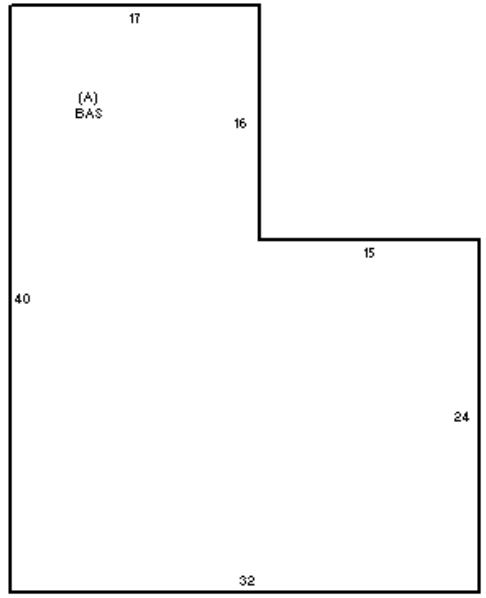
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100 1.00	100 1.00	440,000	6.92	100 1.00	R03 1.00			349,460

TOTAL	5,000 SF	ZONING		FRNT	49
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	349,500	317,700
BUILDING	137,400	124,000
DETACHED	500	500
OTHER	0	0
TOTAL	**487,400**	**442,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			40	17.03	500

PHOTO 10/21/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/13/2010	PL
LIST	9/13/2010	EST
REVIEW	4/7/2011	ER

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	0.775
$NLA(RCN)	$191	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,860
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	11	ASPH SHINGLE	0.96
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,040	1955	182.65	189,954
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	199,095
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$137,400