

Key: 3712

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.533

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--|--------------|--|--|--|
| HARMS SUSAN LEE 20 IRVING RD SCITUATE, MA 02066 | | | | 34-21-10-0 | | | | 20 IRVING RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| HARMS SUSAN LEE | | | | 01/31/2020 | QS | 420,000 | | (129775) | | | |
| O'LEARY PATRICK & JENNIFE | | | | 08/04/2006 | F | 1 | | (109438) | | | |
| O'LEARY PATRICK | | | | 08/04/2006 | F | 1 | | (109437) | | | |

| 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 | % |
| 95-418 | 07/01/1995 | 2 | ADDITIONS | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 8,000 | OS 1.00 | 100 | 1.00 | 440,000 | 4.42 | 100 | 1.00 | R03 | 1.00 | 357,040 |

| TOTAL | 8,015 SF | ZONING | OCEANSIDE | FRNT | 95 | ASSESSED | LAND 357,000 | CURRENT | 357,000 | PREVIOUS | 324,600 |
|-------|------------|---------------|--------------|----------------|----------------|----------|--------------|---------|---------|----------|---------|
| Ngh | OCEANSIDE | NOTE C/W 9 | LAND | 202,500 | 180,200 | | | | | | |
| Inf1 | FACTOR 100 | | BUILDING | 8,400 | 8,000 | | | | | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | | | | | |
| | | | OTHER | 0 | 0 | | | | | | |
| | | | TOTAL | 567,900 | 512,800 | | | | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|-------|
| DGF | A | 1.00 | 60 0.40 | 20 X 22 | 440 | 47.79 | 8,400 |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 7/20/2021 | JD |
|----------|----|------|----------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/20/2021 | EST |
| STYLE | 6 | 0.85 | COTT/BUNGALOW [100%] | REVIEW | 2/4/2021 | JD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1925 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|-------|------------|-----------------|------------|---------------|----------------|-------|------|-----------|-----------|-----------------|------------|----------|-----------|---------|
| NET AREA | 1,252 | DETAIL ADJ | 0.867 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,252 | | 44.46 | 55,661 |
| \$NLA(RCN) | \$253 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 1,252 | 1925 | 193.91 | 242,778 |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | B | OPA | N | OPEN PORCH | 32 | 51.50 | 1,648 |
| STORIES | 1 | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | WDK | N | WOOD DECK | 112 | | 38.40 | 4,301 | |
| ROOMS | 5 | 1.00 | FLOOR COVER | 2 | SOFTWOOD | 1.00 | FPL | O | FIREPLACE | 1 | | | 7,813.00 | 7,813 | |
| BEDROOMS | 3 | 1.00 | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | | |
| BATHROOMS | 2 | 1.00 | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | |
| # 1/2 BATHS | 0 | 1.00 | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | |
| TOT FIXTURES | 6 | \$4,162 | | | | | | | | | | | | | |
| # UNITS | 1 | 1.00 | | | | | | | | | | | | | |

| TOTAL RCN | 316,363 | |
|----------------|------------|--|
| CONDITION ELEM | CD | |
| EXTERIOR | A | |
| INTERIOR | A | |
| KITCHEN | A | |
| BATHS | A | |
| HEAT | A | |
| ELECT | A | |
| EFF.YR/AGE | 1968 / 54 | |
| COND | 36 36 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 36 % GD 64 | |
| RCNLD | \$202,500 | |

