

Key: 4046

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.864

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| O'DONNELL CHRISTOPHER D & KATHLEEN 30 JACKSON ROAD SCITUATE, MA 02066 | | | | 38-7-7-0 | | | | 34 JACKSON RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| O'DONNELL CHRISTOPHER D & MACKAY MARY KATE | | | | 09/30/1996 | QS | 177,000 | (90318) | | | | |
| WILSON ROBERT G III & SAR | | | | 01/01/1969 | XX | | 42583-0 | | | | |
| | | | | 01/01/1961 | XX | | (C00029165) | | | | |

| 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 | % |
| 00-419 | 09/01/2000 | 2 | ADDITIONS | | | | 100 | 100 |
| 97-375 | 07/03/1997 | 3 | ALTERATIONS | | | | 100 | 100 |

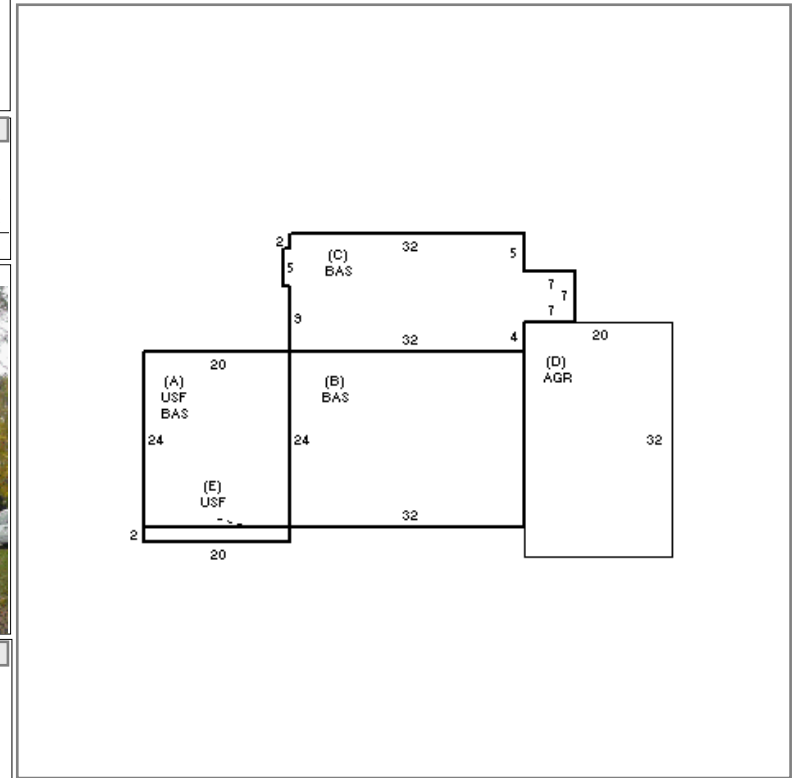
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 18,155 | SC | 1.00 | 100 | 1.00 | 100 | 1.00 | R03 | 0.90 | | 337,500 |

| | | | | | | | |
|-------|------------|--------|----------|---------|----------|---------|----------|
| TOTAL | 18,155 SF | ZONING | FRNT | 134 | ASSESSED | CURRENT | PREVIOUS |
| Ngh | SCITUATE | NOTE | LAND | 337,500 | 323,900 | | |
| Inf1 | FACTOR 100 | | BUILDING | 326,200 | 307,800 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 663,700 | 631,700 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 5/29/2009 | PL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/29/2009 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 4/5/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
FY12 FR-RANCH TO COL/ G TO AVE

G

| YEAR BLT | 1955 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 472,728 | |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|------------|
| NET AREA | 2,334 | DETAIL ADJ | 0.969 | FOUNDATION | 2 | SLAB | 0.95 | + | BAS | L | BASE AREA | 1,814 | 1955 | 190.17 | 344,970 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$203 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | D | AGR | N | ATT GARAGE | 640 | | 41.68 | 26,672 | EXTERIOR | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 520 | 1955 | 172.94 | 89,929 | INTERIOR | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 7,281.00 | 7,281 | KITCHEN | | |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | | | | | | | | | BATHS | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | | HEAT | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | ELECT | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1972 / 50 |
| | | | | | | | | | | | | | | | | | COND | 31 31 % |
| | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | DEPR | 31 % GD 69 |
| | | | | | | | | | | | | | | | | | RCNLD | \$326,200 |