

Key: 4324

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.095

LEGAL


CURRENT OWNER				PARCEL ID				LOCATION				
DOLAN JOHN F JR TR & JANET ANN TR PO BOX 1 GREENBUSH, MA 02040				40-12-13-0				67 MARION RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DOLAN JOHN F JR TR & O'CONNOR EDWARD H O'CONNOR ELIZABETH A				11/22/2013 03/02/1990 01/01/1984	U A XX	185,000 120,000	(119842) (79799) P0013-9147	
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	440,000	6.92	100	1.00	R08	1.00	349,460

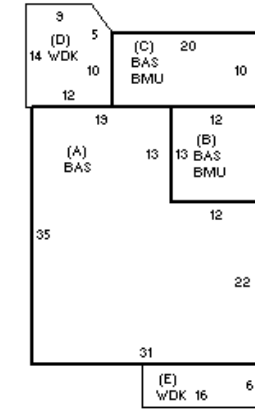
LAND

TOTAL	5,009 SF	ZONING	FRNT	99	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M39		LAND	349,500	317,700
Infl1	FACTOR 100		BUILDING	251,300	223,600		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>600,800</b>	<b>541,300</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/19/2016





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/3/2015	SJ
MODEL	1		RESIDENTIAL	LIST	7/3/2015	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	279,188
NET AREA	1,285	DETAIL ADJ	0.831	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,285	1949	184.63	237,255		
\$NLA(RCN)	\$217	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	356		63.15	22,481		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	258		38.40	9,907		
				ROOF COVER	1	ASPH SHINGLES	1.00		GFP	O	GAS FIREPLACE	1		5,556.00	5,556		
				FLOOR COVER	2	SOFTWOOD	1.00										
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90

RCNLD	\$251,300
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