

Key: 4455

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.222

LEGAL

LAND

DETACHED

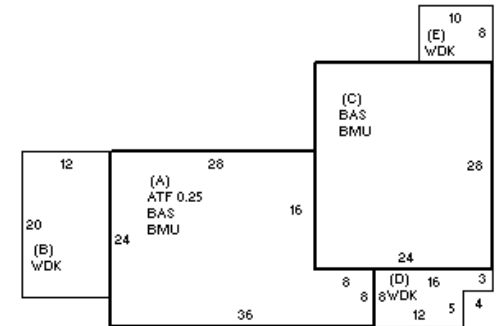
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
BREEN DONNA 15 MAPLE AV SCITUATE, MA 02066				39-20-2-0				15 MAPLE AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BREEN DONNA				07/06/2017	QS	405,000	48636-23					
O'TOOLE MARTIN III &				05/20/2015	F	100	45569-110					
O'TOOLE MARTIN J III				05/16/2003	QS	295,000	25159-76					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100	1.00	440,000	3.58	100	1.00	R03	1.00	361,190

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	%
12-271	05/08/2012	2	OTHERS		11/05/2020	JD	100	100
12-271	05/08/2012	2	ADDITIONS	13,200	08/02/2012	SJ	100	100
01-474	08/23/2001	3	ALTERATIONS	13,200	07/31/2013	SJ	100	100
93-709	11/29/1993	2	ADDITIONS				100	100

TOTAL	10,000 SF	ZONING	FRNT	222	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	361,200	328,400
Inf1	FACTOR 100		BUILDING	275,700	245,200		
Inf2	PHY 100		DETACHED	13,200	12,500		
			OTHER	0	0		
					TOTAL	650,100	586,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 40 0.60	18 X 26	1994	468	46.91	13,200



BUILDING	CD	ADJ	DESC	MEASURE	11/5/2020	JD
MODEL	1		RESIDENTIAL	LIST	11/5/2020	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%]			

BLDG COMMENTS

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	362,739	
NET AREA	1,592	DETAIL ADJ	0.849	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,408		43.24	60,877	CONDITION ELEM	CD	
\$NLA(RCN)	\$228	OVERALL	1.000	EXT COVER	9	COMPOSITION	0.98	+	BAS	L	BASE AREA	1,408	1952	179.15	252,241	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	184	1952	115.75	21,298	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	428		38.40	16,435	KITCHEN	G	
				FLOOR COVER	14	COMB	1.00	F	FPL	O	FIREPLACE	1		7,813.00	7,813	BATHS	G	
				INT FINISH	1	PLASTER	1.00									HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U	
				FUEL SOURCE	2	GAS	1.00											
																	EFF.YR/AGE	1991 / 31
																	COND	25 25%
																	FUNC	0
																	ECON	0
																	DEPR	24 % GD 76
																	RCNLD	\$275,700