

Key: 4470

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.237

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
O'NEILL ROBERT V & LORRAINE 2 MINOT LIGHT AV SCITUATE, MA 02066				39-19-4-0				2 MINOT LIGHT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'NEILL ROBERT V & LORRAINE				06/01/2017	O	235,000	48494-318				
COLE RALPH D & SUSAN K				08/21/2013	F	100	43517-30				
CUSACK DONNA M & GARY A				05/20/2013	F	100	43085-348				

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	%
17-320	05/30/2017	1	NEW CONST	250,000	05/15/2018	JD	100	80
17-320	05/30/2017	1	NEW CONST	250,000	07/17/2017	SJ	100	5
17-320	05/30/2017	1	NEW CONST	250,000	02/24/2022	JD	100	100
SS14-17		5	SPLIT/SUB/LA		04/25/2013	SJ	100	100

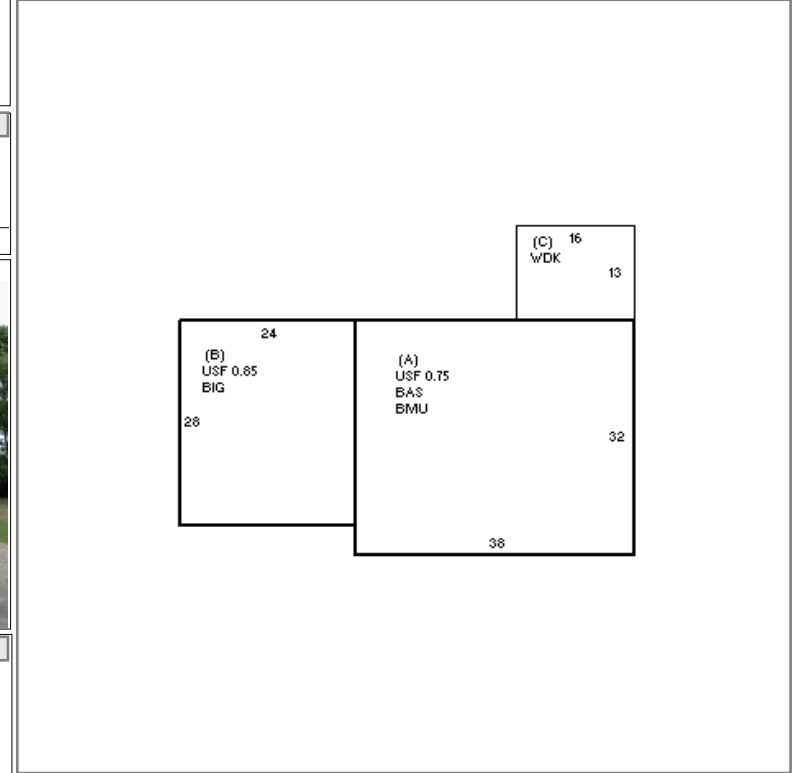
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	OS 1.00	100	1.00	100	1.00	440,000	3.58	100	1.00	R03 1.00	361,190

TOTAL	10,000 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E			LAND	361,200	328,400
Inf1	FACTOR 100		BUILDING	756,800	664,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						1,118,000	993,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	2/24/2022	JD
MODEL	1		RESIDENTIAL	LIST	5/15/2018	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	9/6/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,699	DETAIL ADJ	1.109	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,216		53.70	65,303
\$NLA(RCN)	\$292	OVERALL	1.000	EXT COVER	9	COMPOSITION	0.98	A	BAS	L	BASE AREA	1,216	2018	255.28	310,426
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,483	2018	232.15	344,285
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BIG	N	BUILT-IN GARAGE	672		54.93	36,914
				FLOOR COVER	12	COMB	1.00	C	WDK	N	WOOD DECK	208		46.08	9,584
				INT FINISH	2	DRYWALL	1.00		FPL	O	FIREPLACE	1		9,375.60	9,376
				HEATING/COOLING	9	WARM/COOL AIR	1.03		GEN	O	GENERATOR	1		0.00	
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		1,785.60	1,786

TOTAL RCN	788,320	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT	A
		ELECT	A

EFF.YR/AGE	2018 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$756,800