Key: 4494

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,258

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DANEHEY JOHN F & ANNA E 75 BARKER RD SCITUATE, MA 02066	39-12-1-0	75 BARKER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DANEHEY JOHN F & ANNA E	04/18/2003	G	420,000	(103164)
DANEHEY JOHN F & ANNA	04/17/2003	G	420,000	(103164)
LYNCH PHILIPPA M	04/10/1986	QS		73067-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

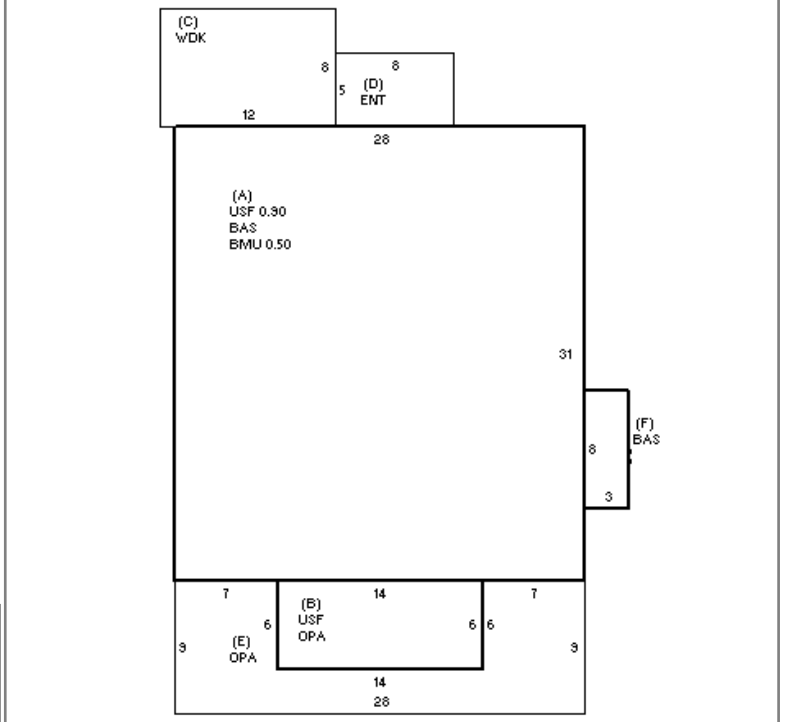
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		01/05/2004	PJB	100	100
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,407	OS 1.00	100 1.00	100 1.00	440,000	3.16	100 1.00	R03 1.00			363,860

TOTAL	11,407 SF	ZONING		FRNT	373
Ngh	OCEANSIDE	NOTE	IN M40 inc. 39-12-3		
Infl1	FACTOR 100				
Infl2	PHY 100				

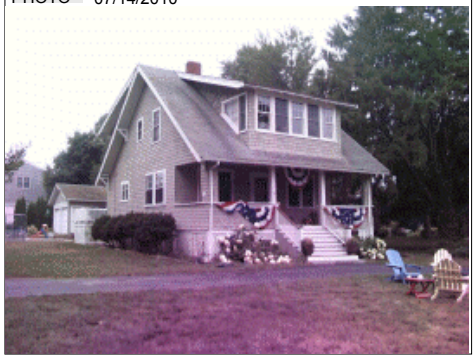
ASSESSED	CURRENT	PREVIOUS
LAND	363,900	330,800
BUILDING	335,000	302,400
DETACHED	8,000	7,600
OTHER	0	0
TOTAL	**706,900**	**640,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	70 0.30			400	49.28	5,900
PTD	A 1.00	20 0.80			336	7.73	2,100

PHOTO 07/14/2010



BLDG COMMENTS

FY12 FR- CAPE TO CONV

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/28/2010	PL
LIST	9/28/2010	EST
REVIEW	4/1/2011	ER

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,757	DETAIL ADJ	1.224
$NLA(RCN)	$276	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,896
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	434		63.15	27,407
+	USF	L	UPPER STORY FIN	865	1920	229.95	198,905
+	OPA	N	OPEN PORCH	252		51.50	12,978
C	WDK	N	WOOD DECK	96		38.40	3,686
D	ENT	N	ENCLOSED ENTRY	40		97.70	3,908
+	BAS	L	BASE AREA	892	1920	252.86	225,550
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	485,569
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD	$335,000		