

Key: 4500

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.264

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
O'CONNELL JOHN L & PAULETT 2 CURTIS AVENUE SCITUATE, MA 02066				40-7-6-0				2 CURTIS AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
O'CONNELL JOHN L & PAULET				08/31/2001	QS	365,000		20472-201			
ARMIJOS ROY R & DENISE				06/25/1998	QS	225,000		16331-298			
MURPHY THOMAS C				11/06/1995	XX	13944-125					

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	%
15-665	10/06/2015	2	ADDITIONS	135,000	08/09/2016	SJ	100	90
15-665	10/06/2015	2	ADDITIONS	135,000	07/19/2017	SJ	100	100
95-153	03/29/1995	3	ALTERATIONS				100	100
94-689	12/21/1994	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	10,000	OS 1.00	100	1.00	100	1.00	440,000	3.58	100	1.00	R03 1.00	361,190

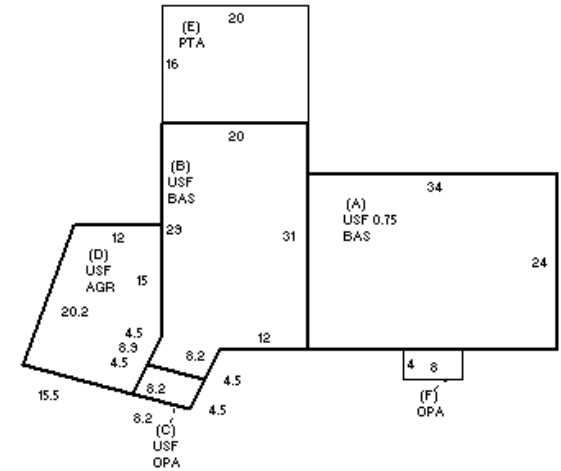
DETACHED

TOTAL	10,019 SF	ZONING	OCEANSIDE	FRNT	241	ASSESSED	LAND 361,200	CURRENT	361,200	PREVIOUS	328,400
Ngh	OCEANSIDE	NOTE	BUILDING	544,100	484,000						
Inf1	FACTOR 100		DETACHED	100	100						
Inf2	PHY 100		OTHER	0	0						
			TOTAL	905,400	812,500						

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		10	17.03	100

BUILDING	CD	ADJ	DESC	MEASURE	11/17/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/17/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1952 <th>SIZE ADJ</th> <td>1.000 </td>	SIZE ADJ	1.000
NET AREA	3,085	DETAIL ADJ	1.086
\$NLA(RCN)	\$207	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	816	1952	204.66	167,004
EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	937	1952	186.12	174,393
ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	648	2016	204.66	132,621
ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	684	2016	186.12	127,305
FLOOR COVER	14	COMB	1.00	+	OPA	N	OPEN PORCH	68		51.50	3,502
INT FINISH	1	PLASTER	1.00	D	AGR	N	ATT GARAGE	325		50.05	16,267
HEATING/COOLING	11	HW/COOL AIR	1.04	E	PTA	N	PATIO	320		14.90	4,768
FUEL SOURCE	2	GAS	1.00	F11	O		FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	640,091
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2007 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$544,100