

Key: 4552

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.317

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
O'CONNOR MATTHEW R & SENESKI ANNIE 64 BROCKTON AV SCITUATE, MA 02066				40-5-6-0				64 BROCKTON AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'CONNOR MATTHEW R & DOHERTY BENJAMIN T				02/28/2020	QS	478,000	(129880)				
GRANATA RACHAEL HUTCHINS				09/30/2015	QS	425,000	(122508)				
				07/17/2013	QS	357,000	(119302)				

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 %
22-0241	03/09/2022	3	ALTERATIONS	15,000	07/14/2022	JD	100 100
21-1406	11/03/2021	3	ALTERATIONS	10,000			100 100
03-515	08/29/2003	2	ADDITIONS				100 100

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	100	1.00	440,000	6.92	100	1.00	R08 1.00	349,460

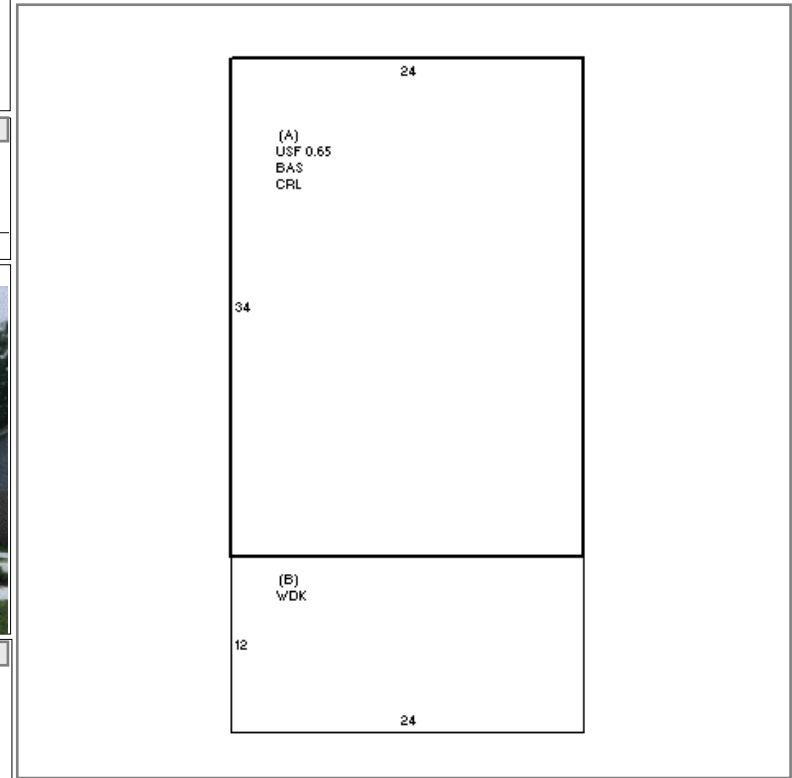
TOTAL	5,009 SF	ZONING	FRNT	53	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,500	317,700		
Infl1	FACTOR 100		BUILDING	296,800	264,200		
Infl2	PHY 100		DETACHED	1,100	1,100		
			OTHER	0	0		
<b>TOTAL</b>			<b>647,400</b>	<b>583,000</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 10		80	15.97	1,100



BUILDING	CD	ADJ	DESC	MEASURE	7/28/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/28/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/14/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,346	DETAIL ADJ	1.122	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	816		11.20	9,143
\$NLA(RCN)	\$262	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	816	1984	246.45	201,104
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	530	1984	224.12	118,784
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	288		38.40	11,059
				FLOOR COVER	13	COMB	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813
				INT FINISH	2	DRYWALL	1.00		GEN	O	GENERATOR	1		0.00	
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								



BLDG COMMENTS	MLS

MEASURE	7/28/2021	JD	LIST	7/28/2021	EST	REVIEW	7/14/2022	JD

TOTAL RCN	353,289	CONDITION ELEM	CD
EXTERIOR			G
INTERIOR			G
KITCHEN			G
BATHS			A
HEAT			U
ELECT			A
EFF.YR/AGE	2006 / 16		
COND	16 16 %		
FUNC	0		
ECON	0		
DEPR	16 % GD 84		
RCNLD	\$296,800		