Key: 4556

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,321

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
O'CONNOR PATRICK & KIMBERLY 84 BARKER RD SCITUATE, MA 02066	40-5-10-0	84 BARKER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
O'CONNOR PATRICK & KIMBER	06/19/2009	QS	619,900	(113420)
MCAVOY PETER J & HEATHER	11/30/2004	QS	515,000	(106493)
WHYTE CAROL & MacDONALD K	03/26/1999	F	-100	(C95129)

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

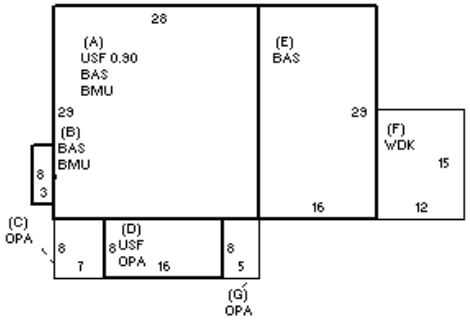
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-453	08/03/2020	3	ALTERATIONS	29,950	09/14/2021	JD	100	0
20-453	08/03/2020	3	ALTERATIONS	29,950	05/19/2023	NC	0	0
20-453	08/03/2020	3	ALTERATIONS	29,950	05/19/2023	NC	100	100
		7	OTHERS		04/07/2009		100	100
		7	OTHERS		09/02/2008	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,869	OS 1.00	100 1.00	100 1.00	440,000	3.31	100 1.00	R03 1.00			362,860

TOTAL	10,869 SF	ZONING		FRNT	242
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	362,900	329,900
BUILDING	390,400	347,400
DETACHED	5,800	5,600
OTHER	0	0
TOTAL	**759,100**	**682,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	70 0.30	20X18		360	51.11	5,500
SHF	A 1.00	70 0.30	8X8		64	17.03	300

PHOTO 05/19/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/14/2021	JD
LIST	9/14/2021	EST
REVIEW	6/28/2023	MR

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	2,159	DETAIL ADJ	1.200
$NLA(RCN)	$292	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$8,448
# 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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	836		54.78	45,800
+	USF	L	UPPER STORY FIN	859	1920	238.62	204,975
+	OPA	N	OPEN PORCH	224		56.65	12,690
+	BAS	L	BASE AREA	1,300	1920	262.40	341,114
F	WDK	N	WOOD DECK	180		42.24	7,603
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	629,693

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1967 / 55		
COND	38	38 %	
FUNC	0		
ECON	0		
DEPR	38	% GD	62
RCNLD			$390,400