

Key: 4569

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.332

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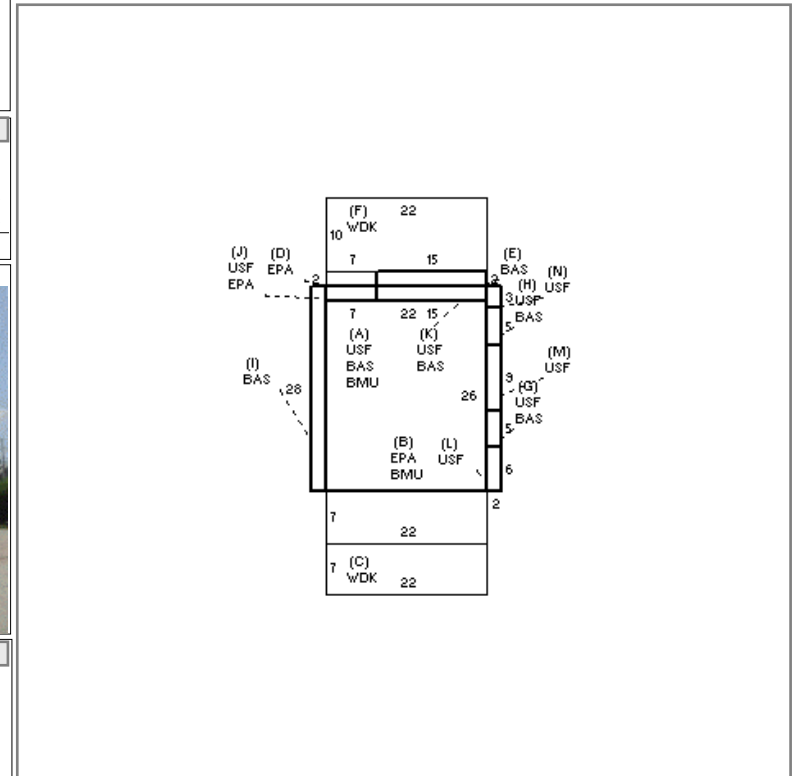
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CURRENT OWNER				PARCEL ID				LOCATION				
DANIELS BENJAMIN & JACLYN 43 OTIS RD SCITUATE, MA 02066				40-6-17-F				43 OTIS RD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
DANIELS BENJAMIN & JACLYN				11/02/2021	QS	699,000 (132957)						
COLBERT VINCENT P & MARIE				09/14/2005	D	470,000 (107945)						
CROWLEY WM J & AGNES W				03/22/1999	QS	215,000 (C95103)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,571	OS	1.00	100	440,000	4.14	100	1.00	R08	1.00	358,280

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 %
3302-A	11/12/2019	7	OTHERS		07/14/2022	JD	100 100
14-87	11/13/2014	5	SPLIT/SUB/LA		07/29/2014	SJ	100 100
13-308	05/21/2013	3	ALTERATIONS	6,000	08/01/2013	SJ	100 100
		3	ALTERATIONS	26,000	06/27/2007	SJ	100 100

TOTAL	8,571 SF	ZONING	FRNT	55	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E FY21- 2392 SF ADDED FROM 40-6-15 (0 BROCKTON AVE).			LAND	358,300	325,700
Inf1	FACTOR 100		BUILDING	345,100	307,000		
Inf2	PHY 100		DETACHED	6,600	6,300		
			OTHER	0	0		
					TOTAL	710,000	639,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	20 X 12		240	54.75	6,600



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/27/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
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YEAR BLT	1933	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	479,329		
NET AREA	1,380	DETAIL ADJ	1.224	FOUNDATION	3	CONT WALL	1.00	+	BMU	N	BSMT UNFINISHED	726		57.47	41,724	CONDITION ELEM	CD		
\$NLA(RCN)	\$347	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	WDK	N	WOOD DECK	374		42.24	15,798	EXTERIOR	G		
				ROOF SHAPE	2	HIP	1.00	+	EPA	N	ENCLOSED PORCH	182		99.22	18,058	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	708	1933	293.75	207,978	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.00	+	USF	L	UPPER STORY FIN	672	1933	267.14	179,517	BATHS	G		
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02		ODS	O	OUT DOOR SHOWER	1		1,806.20	1,806	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1977 / 45
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$345,100