

Key: 4653

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.413

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
O'CONNELL NATALIE ANN 94 LAWSON ROAD WINCHESTER, MA 01890				39-5-30-0				31 ELEVENTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'CONNELL NATALIE ANN				01/28/2004	A		(104825)				
O'CONNELL DANIEL J III &				08/26/1980	QS		(C#6384)				
O'CONNELL DANIEL J & ANNE				01/01/1952	XX		(C00015879)				

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	%
20-199	03/26/2020	1	NEW CONST	327,113	05/20/2020	JD	100	100
20-199	03/26/2020	1	NEW CONST	327,113	07/13/2020	JD	100	100
20-154	03/03/2020	4	DEMO	4,000			100	100
11-320	06/07/2011	3	ALTERATIONS	3,000	07/16/2012	SJ	100	100
90-444	07/27/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,772	OS 1.00	100 1.00	100 1.00	440,000	4.54	100 1.00	R08	1.00		356,530

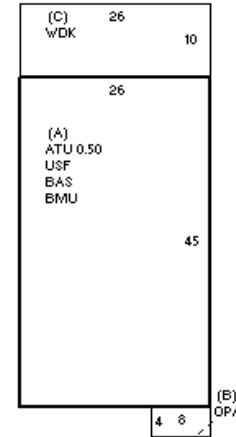
TOTAL	7,772 SF	ZONING	IN M40	FRNT	51	ASSESSED	LAND 356,500	CURRENT	324,100	PREVIOUS	600,400
Ngh	OCEANSIDE	N O T E	IN M40	LAND	641,200	BUILDING	0	DETACHED	0	OTHER	0
Infl1	FACTOR 100			TOTAL	997,700		924,500				
Infl2	PHY 100										

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/20/2020	JD
MODEL	1		RESIDENTIAL	LIST	5/20/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/13/2020	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2020	SIZE ADJ	1.000
NET AREA	2,340	DETAIL ADJ	1.030
\$NLA(RCN)	\$280	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	\$7,910
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,170		54.26	63,482
A	BAS	L	BASE AREA	1,170	2020	242.31	283,504
A	USF	L	UPPER STORY FIN	1,170	2020	220.35	257,815
A	ATU	N	ATTIC UNF	585		44.40	25,974
B	OPA	N	OPEN PORCH	32		61.80	1,978
C	WDK	N	WOOD DECK	260		46.08	11,981
	ODS	O	OUT DOOR SHOWER	1		1,658.40	1,658

TOTAL RCN	654,302
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2020 / 2
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$641,200