

Key: 480

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 423

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CURRENT OWNER				PARCEL ID				LOCATION			
O'CONNOR EDWARD F & BRENDA C				36-3-3-0				4 OLD FORGE RD			
4 OLD FORGE ROAD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				O'CONNOR EDWARD F & BRENDA				01/01/1978	QS		4271-393
				HOWARD BRIAN P AND PAMELA				01/01/1974	XX		3894-35
				HANNA RICHARD D AND JANET				01/01/1972	XX		3682-579

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 %

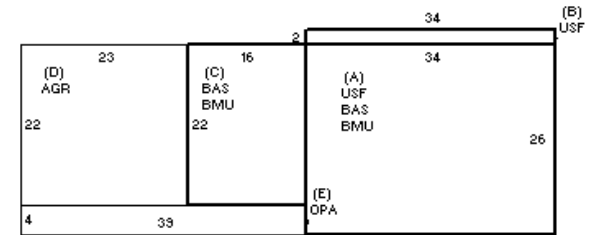
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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04		404,040
300	A	0.010	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04		200

TOTAL	40,424 SF	ZONING	W. SCITUATE	FRNT	693	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE				LAND	404,200	367,500
Inf1	FACTOR 100		BUILDING	433,600	401,400			
Inf2	PHY 100		DETACHED	900	800			
			OTHER	0	0			
			TOTAL	838,700	769,700			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 GZB		800	1.10	900



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BUILDING	CD	ADJ	DESC	MEASURE	5/20/2009	PL
MODEL	1		RESIDENTIAL	LIST	5/20/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	1/1/3071	
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	585,950
NET AREA	2,188	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,236		49.04	60,617	CONDITION ELEM	CD
\$NLA(RCN)	\$268	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,236	1967	222.56	275,088	EXTERIOR	
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UPPER STORY FIN	952	1967	202.40	192,683	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	D	AGR	N	ATT GARAGE	506		48.37	24,473	KITCHEN	
				FLOOR COVER	99	N/A	1.00	E	OPA	N	OPEN PORCH	156		56.65	8,837	BATHS	
				INT FINISH	99	N/A	1.00	F11	O	FPL 1S 1OP	1		8,009.10	8,009	HEAT		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT		
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
ROOMS		8	1.00														
BEDROOMS		4	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		1	1.00														
TOT FIXTURES		8	\$7,181														
# UNITS		1	1.00														
																EFF.YR/AGE	1985 / 37
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$433,600