

Key: 5035

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.784

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
OLEARY ROBERT C & KERRI A 28 ASHMONT STREET WEYMOUTH, MA 02189				33-7-80-0				16 LOTUS AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
OLEARY ROBERT C & KERRI A				09/12/2019	QS	547,000		(129109)			
PAPADOPOLOUS GEORGE P & F				01/01/1969	QS			(42706)			
PATROLIA JOHN P				01/01/1963	XX			(C00031695)			

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 %

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,193	SC	1.00	100	1.00	100	1.00	R04	0.90		342,800

DETACHED

TOTAL	22,193 SF	ZONING	FRNT	301	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	342,800	329,000		
Inf1	FACTOR 100		BUILDING	356,200	334,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	699,000	663,900		

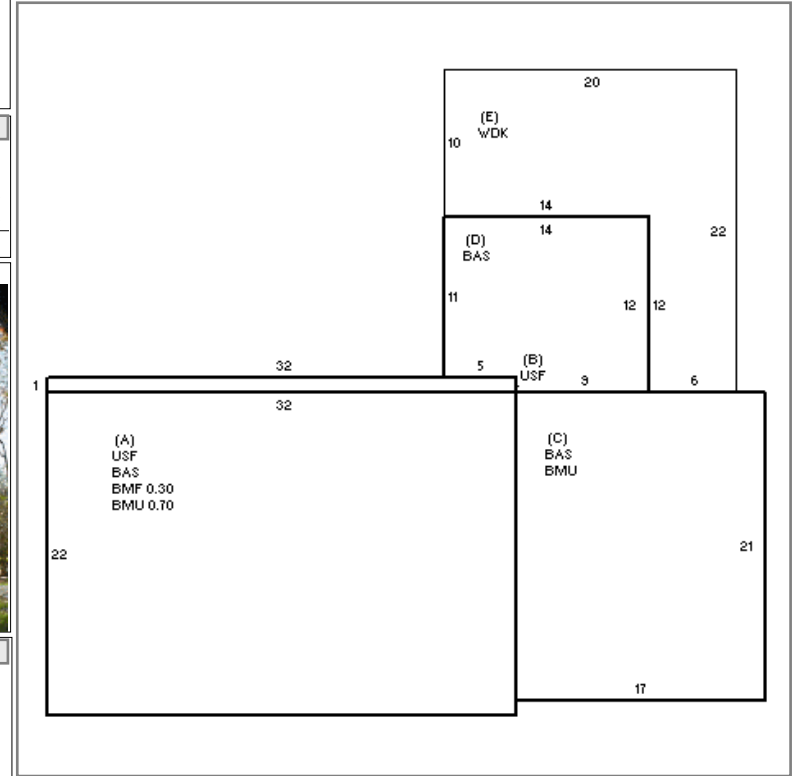
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
MLS		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/5/2014	SJ
MODEL	1		RESIDENTIAL	LIST	10/5/2014	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/8/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	1,960	DETAIL ADJ	1.020
\$NLA(RCN)	\$263	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,488	
# 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	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	850		51.03	43,379
A	BMF	N	BSMT FINISH-SEP	211		71.64	15,116
+	USF	L	UPPER STORY FIN	736	1968	206.48	151,973
+	BAS	L	BASE AREA	1,224	1968	227.06	277,917
E	WDK	N	WOOD DECK	272		42.24	11,490
	BMG	O	BSMT GARAGE	1		2,740.10	2,740
	F21	O	FPL 2S 10P	1		9,062.90	9,063

TOTAL RCN	516,165	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		G
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	1972 / 50	
COND	31 31 %	
FUNC	0	
ECON	0	
DEPR	31 % GD 69	
RCNLD	\$356,200	