

Key: 5128

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.874

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
O'DONOGHUE STEPHEN C & ANNETTE L				38-2-2-0				88 BRANCH ST				
88 BRANCH ST SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				O'DONOGHUE STEPHEN C & MICHAUD BRUCE E AND JOANN				01/29/1997	D	124,500	14938-221	
				MICHAUD BRUCE E AND JOANN				06/01/1994	XX		12921-77	
				MICHAUD G E & PATRICIA G				03/18/1985	XX		6011-4	

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	%
07-213		2	ADDITIONS	33,600	07/14/2008	SJ	65	100
07-213		2	ADDITIONS	33,600	07/10/2007	SJ	65	65
94-366	01/23/1997	1	NEW CONST				100	100

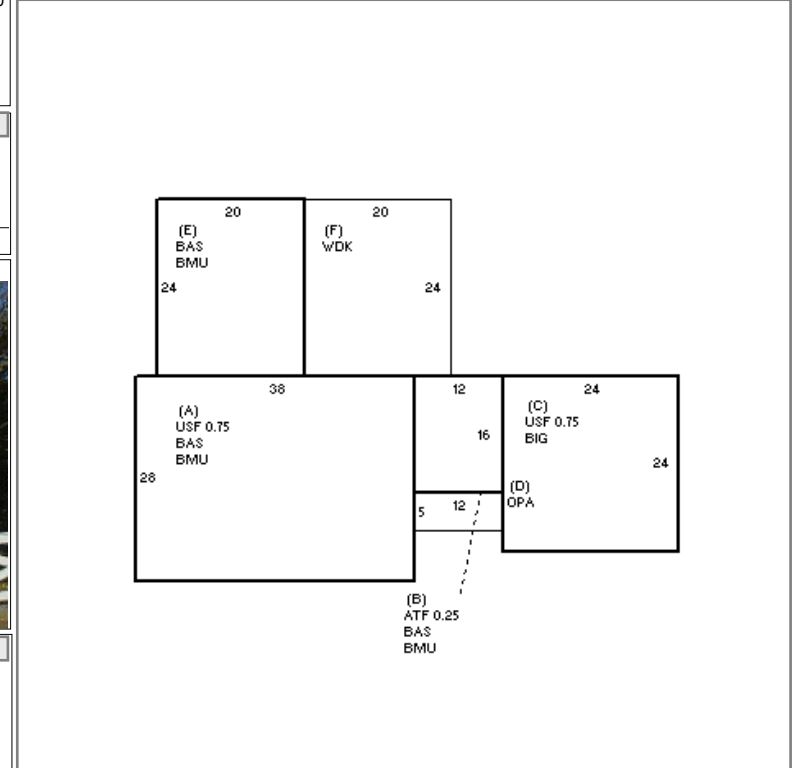
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	1.00	100	1.00		R04	0.90	363,640
300	A	0.282	SC	1.00	100	1.00	100	1.00		R04	0.90	5,030

TOTAL	1.200 Acres	ZONING	FRNT	365	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	IN M33		LAND	368,700	354,000
Infl1	FACTOR 100		LAND	652,700	580,500		
Infl2	PHY 100		BUILDING	0	0		
			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,021,400	934,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/27/2009	PL
MODEL	1		RESIDENTIAL	LIST	5/27/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/28/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	826,210		
NET AREA	3,014	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,736		45.57	79,108				
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,256	1997	233.37	293,115				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,230	1997	212.23	261,039				
				ROOF COVER	1	ASPH SHINGLES	1.00	B	ATF	L	ATTIC FINISH	48	1997	150.79	7,238				
				FLOOR COVER	13	COMB	1.00	C	BIG	N	BUILT-IN GARAGE	576		52.63	30,316				
				INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	60		56.65	3,399				
				HEATING/COOLING	2	HOT WATER	1.02	E	BAS	L	BASE AREA	480	2007	233.37	112,019				
				FUEL SOURCE	99	N/A	1.00	F	WDK	N	WOOD DECK	480		42.24	20,275				
									BMG	O	BSMT GARAGE	1		2,740.10	2,740				
									F21	O	FPL 2S 1OP	1		9,062.90	9,063				
									GEN	O	GENERATOR	1		0.00					
																EFF.YR/AGE	2000 / 22		
																COND	20 20 %		
																FUNC	0		
																ECON	0		
																DEPR	21	% GD	79
																RCNLD	\$652,700		