

Key: 5393

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.124

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
O'NEIL KEVIN JR & DONNA M 8 WALNUT AVENUE SCITUATE, MA 02066				45-16-8-0				8 WALNUT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'NEIL KEVIN JR & DONNA M				05/06/1998	QS		1 (93278)				
O'NEIL KEVIN JR &				08/27/1993	QS	182,900	(C00085114)				
MARSHMAN BRUCE H & RUTH				01/01/1967	XX		39133-0				

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	%

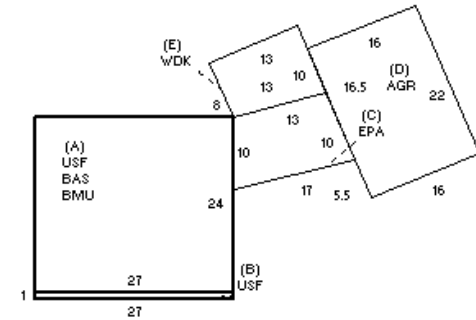
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,103	HBR 1.00	100	1.00	100	1.00	506,000	3.24	100	1.00	R03 1.15	417,800

TOTAL	11,103 SF	ZONING		FRNT	211	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE		LAND	417,800	379,800		
Infl1	FACTOR 100		BUILDING	248,800	233,400			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	666,600	613,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/13/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/13/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/25/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	1,323	DETAIL ADJ	1.000
\$NLA(RCN)	\$273	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,000	
# 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	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	648		54.48	35,301
A	BAS	L	BASE AREA	648	1958	220.50	142,882
+	USF	L	UPPER STORY FIN	675	1958	200.52	135,350
C	EPA	N	ENCLOSED PORCH	147		90.20	13,259
D	AGR	N	ATT GARAGE	352		48.73	17,153
E	WDK	N	WOOD DECK	116		38.40	4,454
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	360,638
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$248,800