

Key: 5458

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.188

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
O'LEARY KEVIN D TR & CARMEL F TR 93 JERICHO RD SCITUATE, MA 02066				46-8-1-0				93 JERICHO RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
O'LEARY KEVIN D TR & O'LEARY KEVIN D & CARMEL				08/05/2016	F	1 (123864)						
FALLON PETER G, JR TRS				02/26/2014	O	615,000 (120137)						
				11/06/2008	H	-100 (112663)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,453	OS 1.00	100	1.00	880,000	2.91	100	1.00	WV6	2.00	731,480

LAND

TOTAL	12,453 SF	ZONING	FRNT	221	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	731,500	665,000
Inf1	FACTOR 100		BUILDING	721,600	641,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>					<b>1,453,100</b>	<b>1,306,900</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/3/2015	SJ
MODEL	1		RESIDENTIAL	LIST	8/3/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/25/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	2,685	DETAIL ADJ	1.133
\$NLA(RCN)	\$299	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.85	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		8	\$7,976
# 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	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	868		47.28	41,041
A	BMF	N	BSMT FINISH-SEP	578		66.37	38,365
A	BAS	L	BASE AREA	1,446	1957	233.30	337,345
+	USF	L	UPPER STORY FIN	1,239	1957	212.16	262,863
B	EPA	N	ENCLOSED PORCH	160		99.22	15,875
C	OPA	N	OPEN PORCH	12		56.65	680
D	OZA	N	OPEN BREEZEWAY	140		46.31	6,483
E	AGR	N	ATT GARAGE	576		46.91	27,019
E	USU	N	UPPER STORY UNF	576		93.52	53,866
F	PTA	N	PATIO	140		16.39	2,295
F11	O		FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN	801,816
CONDITION ELEM CD	
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$721,600

