Key: 5523

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,253

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MAHONEY ROBERT J JR TR 5 FOAM RD SCITUATE, MA 02066	46-12-2-0	5 FOAM RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MAHONEY ROBERT J JR TR	01/22/2021	F	1	(131451)
MAHONEY ROBERT J & ANGELA	04/14/2008	F	1	(111854)
MAHONEY ROBERT J & ANGELA	11/04/1999	F	72,958	(96477)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

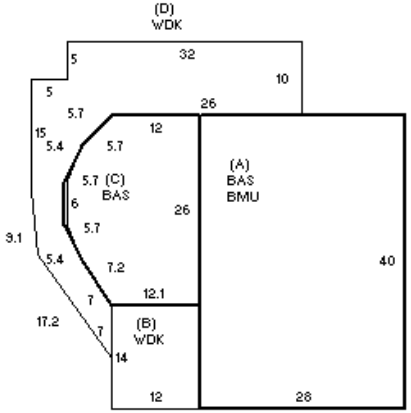
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		2	ADDITIONS		08/21/2023	JD	100	100
01-497	09/06/2001	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,600	OS 1.00	100 1.00	100 1.00	396,000	4.64	90 0.90	R08 1.00			320,530

TOTAL	7,579 SF	ZONING		FRNT	43
Ngh	OCEANSIDE	NOTE	INFL 3= VIEW ADJ		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	320,500	323,800
BUILDING	314,500	202,200
DETACHED	600	600
OTHER	0	0
TOTAL	**635,600**	**526,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			50	17.03	600

PHOTO 08/21/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/21/2023	JD
LIST	8/21/2023	JD
REVIEW	3/25/2011	ER

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,543	DETAIL ADJ	0.875
$NLA(RCN)	$249	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,200
# 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	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,120		45.72	51,207
A	BAS	L	BASE AREA	1,120	1978	185.93	208,237
+	WDK	N	WOOD DECK	682		38.40	26,189
C	BAS	L	BASE AREA	423	2007	185.93	78,647
	F11	O	FPL 1S 1OP	1		7,281.00	7,281
	FPL	O	FIREPLACE	1		7,813.00	7,813
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	383,574

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2004 / 18	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$314,500