

Key: 5581

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.310

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
O'NEILL ROBERT & LORRAINE TRS 2 MINOT LIGHT AVE SCITUATE, MA 02066				46-3-3-0				80 REBECCA RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'NEILL ROBERT & LORRAINE				02/02/2018	O	305,000	49472-294				
MCHUGH SUSAN J				02/02/2018	H	1	49472-290				
MCHUGH DAVID J & SUSAN J				03/14/2005	F	-100	30138-57				

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	%
19-912	12/10/2019	3	ALTERATIONS	60,000	07/15/2020	JD	100	100
19-346	05/14/2019	2	ADDITIONS	34,000	08/14/2019	JD	100	40
19-346	05/14/2019	2	ADDITIONS	34,000	07/15/2020	JD	100	100
06-589	09/25/2006	3	ALTERATIONS	450	07/17/2007	SJ	100	100
03-461	08/05/2003	3	ALTERATIONS	500	08/17/2004	SJ	100	100

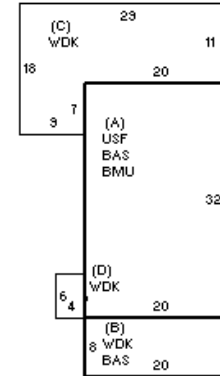
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,500	OS 1.00	100	1.00	100	1.00	528,000	7.65	100	1.00	417,520

TOTAL	4,500 SF	ZONING	FRNT	95	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	417,500	379,600		
Inf1	FACTOR 100		BUILDING	388,300	345,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	805,800	725,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	07/15/2020
BLDG COMMENTS	



BUILDING	CD	ADJ	DESC	MEASURE	8/14/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/14/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/15/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	431,418		
NET AREA	1,440	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	640		54.73	35,027	CONDITION ELEM	CD		
\$NLA(RCN)	\$300	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	640	1920	242.63	155,282	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	800	1920	266.80	213,442	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	566		38.40	21,734	KITCHEN	V		
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	V		
				INT FINISH	1	PLASTER	1.00									HEAT	U		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2012 / 10
																		COND	10 10 %
																		FUNC	0
																		ECON	0
																		DEPR	10 % GD 90
																		RCNLD	\$388,300