

Key: 5855

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.579

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|-----------------------------|--|--|--|---------------------------|--|--|--|-------------|----|------------|--------------|--|
| KELLEHER GREGORY J & CARA J | | | | 50-6-15-0 | | | | 7 DUNBAR LN | | | | |
| 7 DUNBAR LN | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| SCITUATE, MA 02066 | | | | KELLEHER GREGORY J & CARA | | | | 11/14/2022 | F | 100 | 57416-150 | |
| | | | | KELLEHER GREGORY J | | | | 11/26/2013 | H | 191,250 | 43864-134 | |
| | | | | ODONNELL JEAN M | | | | 01/01/1972 | QS | 3719-363 | | |

| 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 | % |
| 22-1108 | 10/20/2022 | 2 | ADDITIONS | 100,000 | 05/19/2023 | NC | 90 | 90 |
| 14-189 | 04/15/2014 | 3 | ALTERATIONS | 30,000 | 09/25/2014 | RJM | 100 | 100 |
| 14-189 | 04/15/2014 | 3 | ALTERATIONS | 30,000 | 08/10/2015 | SJ | 100 | 100 |
| | | 7 | OTHERS | | | | 100 | 100 |
| | | 7 | OTHERS | | | | 100 | 100 |

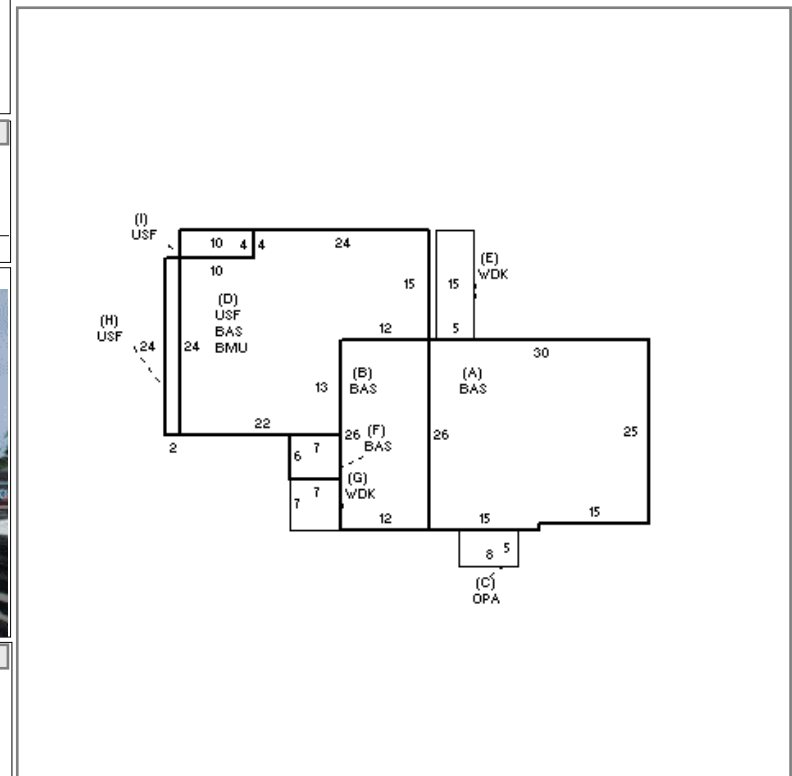
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|----------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 30,134 | HBR 1.00 | 100 | 1.00 | 100 | 1.00 | 506,000 | 1.29 | 100 | 1.00 | R03 1.15 | 450,330 |

| TOTAL | 30,134 SF | ZONING | FRNT | 355 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|----------------------|----------|---------|----------|---------|----------|
| Ngh | HARBOR | NOTE was 6 Dunbar | LAND | 450,300 | 409,400 | | |
| Inf1 | FACTOR 100 | | BUILDING | 436,100 | 128,200 | | |
| Inf2 | PHY 100 | | DETACHED | 2,900 | 1,100 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 889,300 | 538,700 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|-----------|-------|-----------|-------|
| SHF | G | 1.20 | 10 0.90 | 16X12+6X6 | 228 | 14.37 | 2,900 |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/19/2023 | NC |
|----------|----|------|----------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/19/2023 | EST |
| STYLE | 6 | 0.85 | COTT/BUNGALOW [100%] | REVIEW | 6/28/2023 | MR |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

BUILDING

| YEAR BLT | 1954 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 552,021 | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|-----|-----------------|-----------------|------|------------|------------|----------------|---------|--|
| NET AREA | 2,719 | DETAIL ADJ | 0.875 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BAS | L | BASE AREA | 765 | 1954 | 184.43 | 141,090 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$203 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | B | BAS | L | BASE AREA | 312 | 2014 | 184.43 | 57,542 | EXTERIOR | A | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | OPA | N | OPEN PORCH | 40 | | 56.65 | 2,266 | INTERIOR | A | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | BMU | N | BSMT UNFINISHED | 756 | | 56.64 | 42,818 | KITCHEN | A | |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | + | WDK | N | WOOD DECK | 124 | | 42.24 | 5,238 | BATHS | A | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | + | BAS | L | BASE AREA | 798 | 2022 | 184.43 | 147,177 | HEAT | A | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | + | USF | L | UPPER STORY FIN | 844 | 2022 | 167.72 | 141,557 | ELECT | A | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | GFP | O | GAS FIREPLACE | 1 | | 6,111.60 | 6,112 | | | |
| | | | | | | | | | | ODS | O | OUT DOOR SHOWER | 1 | | 1,291.40 | 1,291 | | |
| | | | | | | | | | | | | | | EFF.YR/AGE | 2011 / 11 | | | |
| | | | | | | | | | | | | | | COND | 11 11 % | | | |
| | | | | | | | | | | | | | | FUNC | 10 UC | | | |
| | | | | | | | | | | | | | | ECON | 0 | | | |
| | | | | | | | | | | | | | | DEPR | 21 % GD 79 | | | |
| | | | | | | | | | | | | | | RCNLD | \$436,100 | | | |