

Key: 5883

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.608

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
O'CONNELL ROBERT M JR & ELIZABETH V 41 BROOK STREET SCITUATE, MA 02066				50-6-11-0				41 BROOK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'CONNELL ROBERT M JR & DWYER MARY E & KEVIN B				12/31/1996	QS	167,000	14881-221				
				01/01/1959	XX		2664-443				
				01/01/1955	XX		2344-156				

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	%
12-069	02/14/2012	7	OTHERS		04/25/2013	SJ	100	100
		3	ALTERATIONS	20,000	08/09/2012	SJ	100	100
		7	OTHERS		05/09/2006		100	100
02-174	04/02/2002	2	ADDITIONS				100	100
		2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,308	HBR 1.00	100	1.00	100	1.00	616,000	3.47	100	1.00	R02 1.40	506,510

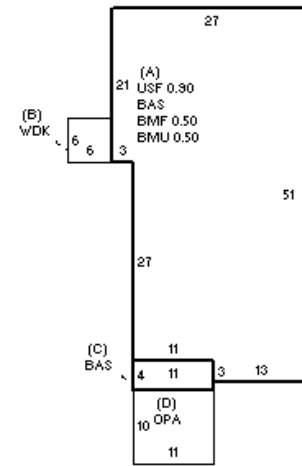
TOTAL	10,308 SF	ZONING		FRNT	61	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	506,500	427,600			
Inf1	FACTOR 100		BUILDING	370,500	342,300			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	877,000	769,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 FR- COLONIAL TO CONV



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/9/2012	SJ
MODEL	1		RESIDENTIAL	LIST	8/9/2012	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/21/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1914	SIZE ADJ	1.000
NET AREA	2,427	DETAIL ADJ	1.248
\$NLA(RCN)	\$294	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	\$8,786
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	627		48.86	30,634
EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	627		68.59	43,003
ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	1,129	1914	243.43	274,831
ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	36		42.23	1,520
FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	1,298	1914	267.68	347,452
INT FINISH	1	PLASTER	1.00	D	OPA	N	OPEN PORCH	110		56.65	6,232
HEATING/COOLING	11	HW/COOL AIR	1.04								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	712,457
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1960 / 62
COND	48 48 %
FUNC	0
ECON	0
DEPR	48 % GD 52
RCNLD	\$370,500