

Key: 6009

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.712

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION			
DRISCOLL LUKE B & DANIELLE 55 ALLEN PL SCITUATE, MA 02066										50-4-14-0				55 ALLEN PL			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
DRISCOLL LUKE B & DANIELL										05/23/2013	QS	550,000	43102-320				
DARASKEVICH GLEN O & ALLI										05/26/2005	QS	565,000	30596-192				
STEWART WALTER M & ANNA										01/01/1967	QS		3326-96				

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	%
18-114	03/05/2017	2	ADDITIONS	38,000	06/20/2018	JD	100	100
09-420	09/14/2009	3	ALTERATIONS	6,000	08/26/2010	SJ	100	100
06-066	02/09/2006	3	ALTERATIONS	7,500	08/10/2006	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	14,111	HBR 1.00	100	1.00	100	1.00	616,000	2.59	100	1.00	R08 1.40	516,020

DETACHED

TOTAL	14,111 SF	ZONING	FRNT	84	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	516,000	435,600		
Inf1	FACTOR 100		BUILDING	494,500	439,700		
Inf2	PHY 100		DETACHED	27,700	26,400		
			OTHER	0	0		
			TOTAL	1,038,200	901,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10X8		80	15.97	1,000
IPG	G	1.20	10 0.90 36X16	2018	576	43.52	22,600
PTD	G	1.20	10 0.90	2018	520	8.67	4,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/26/2010	SJ
MODEL	1		RESIDENTIAL	LIST	8/26/2010	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%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM VGD TO AVG+ PER FIELD REVIEW. STYLE CHANGE FROM COL TO CONV PER FIELD REVIEW.

I L D I N G

YEAR BLT	1927	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	642,148
NET AREA	2,142	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,054		51.13	53,887		
\$NLA(RCN)	\$300	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,054	1927	267.93	282,395		
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	1,088	1927	243.65	265,092		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	24		56.65	1,360		
				FLOOR COVER	2	SOFTWOOD	1.00	D	EPA	N	ENCLOSED PORCH	152		99.22	15,081		
				INT FINISH	1	PLASTER	1.00	E	WDK	N	WOOD DECK	234		42.24	9,885		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		9,062.90	9,063		
				FUEL SOURCE	1	OIL	1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1995 / 27
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$494,500