

Key: 6022

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.724

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FARRELL RICHARD W JR TR S/O PASKELL JAMES A 10 OTIS PL SCITUATE, MA 02066				50-4-28-0				10 OTIS PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PASKELL JAMES A				03/17/2023	O	800,000	57750-335				
FARRELL RICHARD W JR TR				06/09/2022	F	1	56903-138				
FARRELL RICHARD W				05/01/1983	QS	77,000	5357-370				

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 %
23-0783	09/06/2023	3	ALTERATIONS	350,000			0 0
	06/01/2022	2	ADDITIONS		05/25/2023	JD	50 50
95-575	10/04/1995	3	ALTERATIONS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,164	HBR 1.00	100	1.00	100	1.00	616,000	5.66	100	1.00	R08 1.40	493,740

TOTAL	6,164 SF	ZONING	NOT E	FRNT	55	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR			LAND	493,700	416,800		
Inf1	FACTOR 100			BUILDING	344,400	147,300		
Inf2	PHY 100			DETACHED	900	3,400		
				OTHER	0	0		
				TOTAL	839,000	567,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 90 0.10	14X12		168	54.75	900



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/25/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/25/2023	JD
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	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	702.957		
NET AREA	2,535	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	852		54.46	46,400	CONDITION ELEM	CD		
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,014	1900	263.39	267,077	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	871	1900	239.52	208,625	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	650	2023	239.52	155,691	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	B	OPA	N	OPEN PORCH	184		56.65	10,424	BATHS	V		
				INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	143		42.24	6,040	BATHS	V		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									HEAT	U		
				FUEL SOURCE	2	GAS	1.00									ELECT	U		
																		EFF.YR/AGE	2021 / 1
																		COND	1 1 %
																		FUNC	50 uc
																		ECON	0
																		DEPR	51 % GD 49
																		RCNLD	\$344,400

