

Key: 6031

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.733

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GOOD WILLIAM J & ELIZABETH S S/O O'SULLIVAN THOMAS G & 55 OTIS PL SCITUATE, MA 02066				50-5-10-0				55 OTIS PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'SULLIVAN THOMAS G & GOOD WILLIAM J & ELIZABETH BARKER BARBARA G				04/12/2023	QS	1,250,000	57820-41				
				10/04/2018	O	555,000	50370-32				
				05/07/2013	A	170,000	43034-119				

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	%
18-764	10/29/2018	3	ALTERATIONS	60,000	08/14/2023	JD	100	100
14-220	05/06/2014	3	ALTERATIONS	30,000	08/29/2019	JD	100	100
14-092	03/04/2014	3	ALTERATIONS	4,453	09/25/2014	RJM	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,109	HBR 1.00	100	1.00	100	1.00	616,000	3.91	100	1.00	R08 1.40	503,160

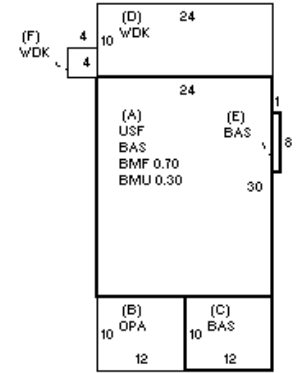
TOTAL	9,104 SF	ZONING		FRNT	79	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE		LAND	503,200	424,800		
Inf1	FACTOR 100		BUILDING	497,500	366,500			
Inf2	PHY 100		DETACHED	21,300	20,200			
			OTHER	0	0			
				<b>TOTAL</b>	<b>1,022,000</b>	<b>811,500</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	10 0.90 19X21	2013	399	59.18	21,300



BUILDING	CD	ADJ	DESC	MEASURE	6/6/2018	JD
MODEL	1		RESIDENTIAL	LIST	6/6/2018	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/14/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	MLS
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YEAR BLT	1928	SIZE ADJ	1.000
NET AREA	1,568	DETAIL ADJ	1.248
\$NLA(RCN)	\$369	OVERALL	1.000

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	216		62.84	13,574
EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	504		88.22	44,465
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	720	1928	288.24	207,532
ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	120		61.80	7,416
FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	848	1928	316.96	268,780
INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	256		46.08	11,796
HEATING/COOLING	11	HW/COOL AIR	1.04	GFP	O		GAS FIREPLACE	2		6,667.80	13,336
FUEL SOURCE	2	GAS	1.00	ODS	O		OUT DOOR SHOWER	1		2,010.00	2,010

TOTAL RCN	578,492
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2008 / 14
COND	14 14%
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$497,500