

Key: 6137

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.839

LEG
AL
LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|------------------------|--|--|--|
| ROSEN JEFFREY S & LYNNE M TRS 54 OLD OAKEN BUCKET RD SCITUATE, MA 02066 | | | | 47-2-16-A | | | | 54 OLD OAKEN BUCKET RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| ROSEN JEFFREY S & LYNNE M | | | | 06/03/2022 | F | 1 | (133965) | | | | |
| ROSEN JEFFREY S & LYNNE M | | | | 10/26/1993 | QS | 295,000 | (85422) | | | | |
| HORNE CHRISTOPHER S & BAR | | | | 12/02/1986 | XX | 74363-0 | | | | | |

| 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 | % |
| 21-101 | 02/04/2021 | 2 | ADDITIONS | 36,500 | 05/18/2021 | JD | 100 | 0 |
| 21-101 | 02/04/2021 | 2 | ADDITIONS | 36,500 | 08/08/2022 | JD | 100 | 100 |
| 19-955 | 12/23/2019 | 3 | ALTERATIONS | 45,000 | 07/20/2020 | JD | 100 | 100 |
| | 02/24/2004 | 2 | ADDITIONS | 70,000 | | | 100 | 100 |
| 89-608 | 11/02/1989 | 3 | ALTERATIONS | | 09/29/2004 | | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 40,000 | WS 1.00 | 100 | 1.00 | 374,000 | 1.00 | 100 | 1.00 | R03 | 0.85 | 343,430 |
| 300 | A | 0.322 | WS 1.00 | 100 | 1.00 | 16,830 | 1.00 | 100 | 1.00 | R03 | 0.85 | 5,420 |

| TOTAL | 1.240 Acres | ZONING | FRNT | 107 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|--------------|------------------|----------------|
| Ngh | W. SCITUATE | NOTE | | | LAND | 348,900 | 317,400 |
| Inf1 | FACTOR 100 | | BUILDING | 713,400 | 641,400 | | |
| Inf2 | PHY 100 | | DETACHED | 4,100 | 3,900 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 1,066,400 | 962,700 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| HTB | A | 1.00 | 20 0.80 | | 1 | 5,181.80 | 4,100 |



| BUILDING | CD | ADJ | DESC | MEASURE | 7/20/2020 | JD |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/20/2020 | EST |
| STYLE | 8 | 0.90 | CONTEMPORARY [100%] | REVIEW | 8/8/2022 | JD |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1972 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 801,522 | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|-----|-----------------|-----------------|------|-----------|----------|----------------|------------|------------|
| NET AREA | 3,444 | DETAIL ADJ | 0.936 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BAS | L | BASE AREA | 192 | 2022 | 191.43 | 36,754 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$233 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | + | BMU | N | BSMT UNFINISHED | 816 | | 46.63 | 38,053 | EXTERIOR | G | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | WDK | N | WOOD DECK | 668 | | 42.24 | 28,216 | INTERIOR | G | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | BIG | N | BUILT-IN GARAGE | 528 | | 44.81 | 23,662 | KITCHEN | V | |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | + | USF | L | UPPER STORY FIN | 1,618 | 1972 | 174.08 | 281,668 | BATHS | G | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | E | BMF | N | BSMT FINISH-SEP | 730 | | 65.47 | 47,790 | HEAT | U | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | + | PTA | N | PATIO | 96 | | 16.39 | 1,573 | ELECT | U | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | + | BAS | L | BASE AREA | 1,634 | 1972 | 191.43 | 312,795 | | | |
| | | | | | | | | | + | OPA | N | OPEN PORCH | 95 | | 56.66 | 5,382 | | |
| | | | | | | | | | | F21 | O | FPL 2S IOP | 1 | | 9,062.90 | 9,063 | EFF.YR/AGE | 2011 / 11 |
| | | | | | | | | | | FPL | O | FIREPLACE | 1 | | 8,594.30 | 8,594 | COND | 11 11 % |
| | | | | | | | | | | GEN | O | GENERATOR | 1 | | 0.00 | | FUNC | 0 |
| | | | | | | | | | | ODS | O | OUT DOOR SHOWER | 1 | | 1,381.60 | 1,382 | ECON | 0 |
| | | | | | | | | | | | | | | | | | DEPR | 11 % GD 89 |
| | | | | | | | | | | | | | | | | | RCNLD | \$713,400 |

