

Key: 6144

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.846

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
JOHNSON TYLER DANIEL & S/O BECKETT DEDRA L 26 OLD OAKEN BUCKET RD SCITUATE, MA 02066				47-2-20-0				26 OLD OAKEN BUCKET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BECKETT DEDRA L				02/07/2023	QS	635,000	57659-45				
JOHNSON TYLER DANIEL &				10/15/2021	QS	608,000	55847-215				
RIDGE ROBERT W &				02/17/2017	QS	386,000	48121-267				

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	%
15-682	10/14/2015	7	OTHERS		08/08/2022	JD	100	100
91-245		3	ALTERATIONS	10,000	07/22/2016	SJ	100	100
		3	ALTERATIONS				100	100

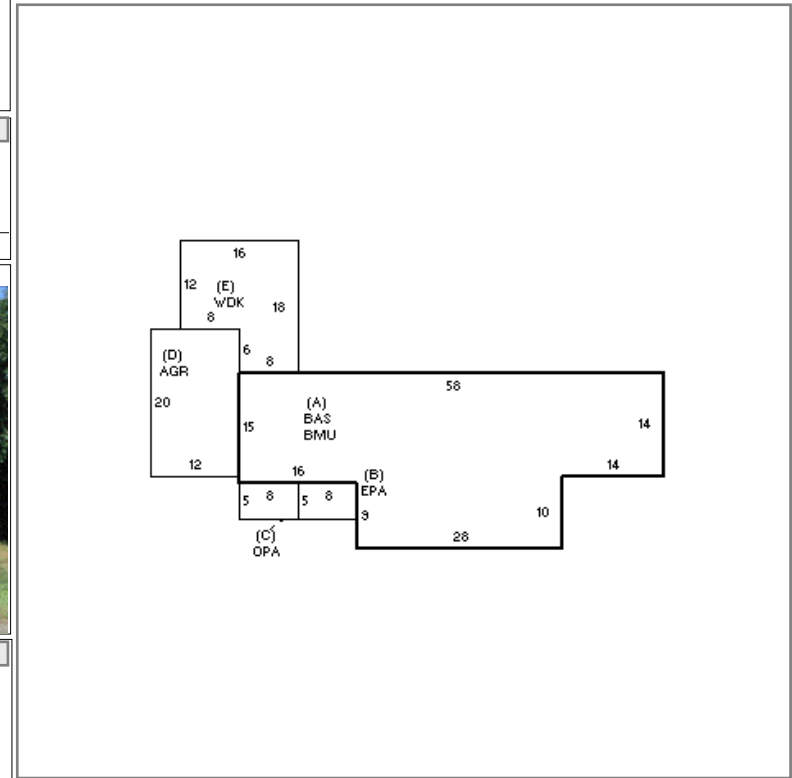
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,164 WS	1.00	100	1.00	374,000	1.51	100	1.00	R03	0.85	327,260

TOTAL	25,164 SF	ZONING	FRNT	196	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	327,300	297,500
Inf1	FACTOR 100		BUILDING	241,400	209,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						568,700	506,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/8/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/8/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	8/15/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	MLS		

BLDG COMMENTS
MLS

INDING

YEAR BLT	1938	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	344,791
NET AREA	1,108	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,108		50.43	55,878		
\$NLA(RCN)	\$311	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,108	1938	222.78	246,839		
CAPACITY				UNITS	ADJ	ROOF SHAPE	1.00	B	EPA	N	ENCLOSED PORCH	40		99.22	3,969		
STORIES	1	1.00	ROOF COVER	1	1.00	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	40		56.65	2,266		
ROOMS	5	1.00	FLOOR COVER	2	1.00	SOFTWOOD	1.00	D	AGR	N	ATT GARAGE	240		61.66	14,797		
BEDROOMS	3	1.00	INT FINISH	1	1.00	PLASTER	1.00	E	WDK	N	WOOD DECK	240		42.24	10,138		
BATHROOMS	1	1.00	HEATING/COOLING	9	1.03	WARM/COOL AIR	1.03	FPL	O	O	FIREPLACE	1		8,594.30	8,594		
# 1/2 BATHS	0	1.00	FUEL SOURCE	1	1.00	OIL	1.00										
TOT FIXTURES	3	\$2,310															
# UNITS	1	1.00															
CONDITION ELEM																CD	
EXTERIOR																A	
INTERIOR																G	
KITCHEN																G	
BATHS																G	
HEAT																A	
ELECT																A	
EFF.YR/AGE																1973 / 49	
COND																30 30 %	
FUNC																0	
ECON																0	
DEPR																30 % GD 70	
RCNLD																\$241,400	