

Key: 6146

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.848

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PORTANOVA MICHAEL 18 OLD OAKEN BUCKET RD SCITUATE, MA 02066				47-2-22-0				18 OLD OAKEN BUCKET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PORTANOVA MICHAEL				05/01/2012	O	175,000	41310-345				
OLD WEBSTER ST LLC				03/28/2012	V	270,000	41154-266				
CLAPP DOROTHY S TRUSTEE				01/23/1991	QS		10120-302				

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	%
19-345	05/14/2019	2	ADDITIONS	44,000	08/19/2019	JD	100	100
12-259	05/17/2012	2	ADDITIONS	26,500	08/09/2012	SJ	100	100

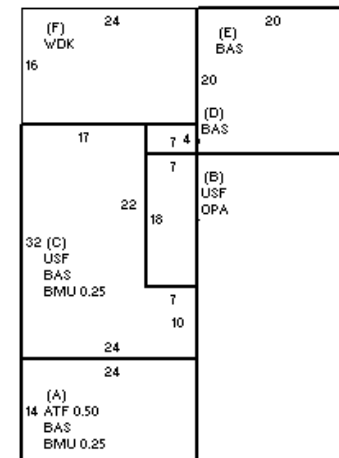
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,486	WS	1.00	100	1.00	100	1.00	R03	0.85		326,470

TOTAL	24,486 SF	ZONING	FRNT	223	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	IN M53		LAND	326,500	296,800
Inf1	FACTOR 100		LAND	363,300	323,200		
Inf2	PHY 100		DETACHED	21,000	19,100		
			OTHER	0	0		
			TOTAL	710,800	639,100		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 16X12		192	12.38	1,200
S/V	A	1.00	10 0.90 INGROUND POO		20,000	1.10	19,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/8/2012	SJ
MODEL	1		RESIDENTIAL	LIST	8/9/2012	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/19/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1893	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	567,717		
NET AREA	2,286	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	238		63.15	15,030	CONDITION ELEM	CD		
\$NLA(RCN)	\$248	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATF	L	ATTIC FINISH	168	1893	157.23	26,415	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	126		51.50	6,489	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	740	1893	221.30	163,764	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	1,378	1893	243.35	335,340	BATHS	A		
				INT FINISH	1	PLASTER	1.00	F	WDK	N	WOOD DECK	384		38.40	14,746	BATHS	A		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									HEAT	A		
				FUEL SOURCE	2	GAS	1.00									ELECT	A		
																		EFF.YR/AGE	1968 / 54
																		COND	36 36 %
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$363,300