

Key: 6168

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.870

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
O'LEARY JOHN J TR S/O SCHRIER RYAN E & CHARLES K 71 COUNTRY WAY SCITUATE, MA 02066				48-1-16-0				71 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SCHRIER RYAN E & CHARLES				09/25/2023	QS	650,000	58306-57				
O'LEARY JOHN J TR				02/16/2017	F	100	48119-35				
O'LEARY JOHN J &				01/12/2017	F	100	47997-108				

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	%
		7	OTHERS		08/02/2023	JD	100	100

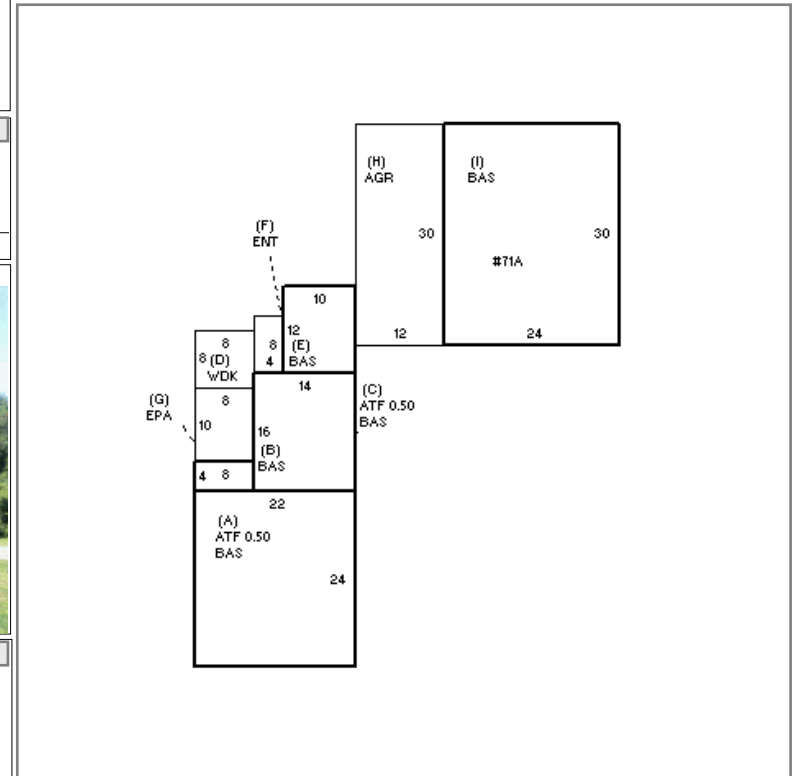
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,900	GB 1.00	100	1.00	374,000	1.80	100	1.00	R02	0.85	322,190

TOTAL	20,900 SF	ZONING	IN M53	FRNT	160	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE		LAND	322,200	275,700		
Infl1	FACTOR 100			BUILDING	263,000	89,100		
Infl2	PHY 100			DETACHED	0	13,300		
				OTHER	0	0		
				TOTAL	585,200	378,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/2/2023	JD
MODEL	1		RESIDENTIAL	LIST	8/2/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/18/2011	ER
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	ACCESSORY UNIT		

LOADING

YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	505,746						
NET AREA	2,000	DETAIL ADJ	1.248	FOUNDATION	5	BRICK/STONE	1.00	+	BAS	L	BASE AREA	1,624	1850	251.50	408,441	CONDITION ELEM CD							
\$NLA(RCN)	\$253	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	ATF	L	ATTIC FINISH	376	1850	162.50	61,099	EXTERIOR	F						
				ROOF SHAPE	1	GABLE	1.00	D	WDK	N	WOOD DECK	64		38.41	2,458	INTERIOR	F						
				ROOF COVER	1	ASPH SHINGLES	1.00	F	ENT	N	ENCLOSED ENTRY	32		97.69	3,126	KITCHEN	F						
				FLOOR COVER	2	SOFTWOOD	1.00	G	EPA	N	ENCLOSED PORCH	80		90.20	7,216	BATHS	F						
				INT FINISH	1	PLASTER	1.00	H	AGR	N	ATT GARAGE	360		48.38	17,416	HEAT	O						
				HEATING/COOLING	2	HOT WATER	1.02											ELECT	O				
				FUEL SOURCE	2	GAS	1.00											EFF.YR/AGE 1960 / 62					
																		COND	48	48	%	GD	52
																		FUNC	0				
																		ECON	0				
																		DEPR	48	%	GD	52	
																		RCNLD				\$263,000	