

Key: 6267

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.966

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FORD PLACE LLC C/O JOHN O'KEEFE 32 BLANCHARD RD SCITUATE, MA 02066				53-5-15-0				13 FORD PL			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FORD PLACE LLC				03/13/2017	F	1 48197-67					
O'KEEFE JOHN J & NORMA				09/14/2012	QS	283,500 41946-64					
ALLEN JANET				01/17/2012	H	1 40863-233					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	70	MULTI-USE COM				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-244	05/09/2016	1	NEW CONST	319,000	08/28/2017	SJ	100	50
16-244	05/09/2016	1	NEW CONST	319,000	08/28/2018	JD	100	100
12-584	10/03/2012	3	ALTERATIONS	5,000	08/14/2013	SJ	100	100
91-01	01/01/1991	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,000	GB 1.00	100	1.00	100	1.00		R02	0.85		327,060

TOTAL	25,000 SF	ZONING	FRNT	129	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE FY 18... 1010 TO 0310			LAND	327,100	279,800
Inf1	FACTOR 100		BUILDING	140,600	131,700		
Inf2	PHY 100		DETACHED	12,400	11,800		
			OTHER	626,800	603,200		
					TOTAL	1,106,900	1,026,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00 50 0.50		1985	480	51.77	12,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/13/2021	PJK
MODEL	1		RESIDENTIAL	LIST	12/13/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/18/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1885	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,338	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	460		62.98	28,972
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	230	1885	173.88	39,992
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,108	1885	269.11	298,178
				ROOF COVER	1	ASPH SHINGLES	1.00								
				FLOOR COVER	2	SOFTWOOD	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	370,080	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE		1953 / 69	
COND	62	62 %	
FUNC	0		
ECON	0		
DEPR	62	% GD	38
RCNLD	\$140,600		



