

Key: 6411

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.114

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
O'CONNOR BRIAN F 20 BLANCHARD RD SCITUATE, MA 02066				55-6-4-0				20 BLANCHARD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
O'CONNOR BRIAN F				05/01/2015	H	335,000		(121774)			
WELCH PAUL W TRUSTEE				08/23/1999	F	-100		(96035)			
WELCH PAUL W				01/01/1977	XX	56438-0					

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	%
07-288	06/01/2007	3	ALTERATIONS	7,500	07/30/2008	SJ	100	100
06-249	05/05/2006	2	ADDITIONS	4,000	09/06/2006	SJ	100	100
05-528	08/23/2005	3	ALTERATIONS				100	100

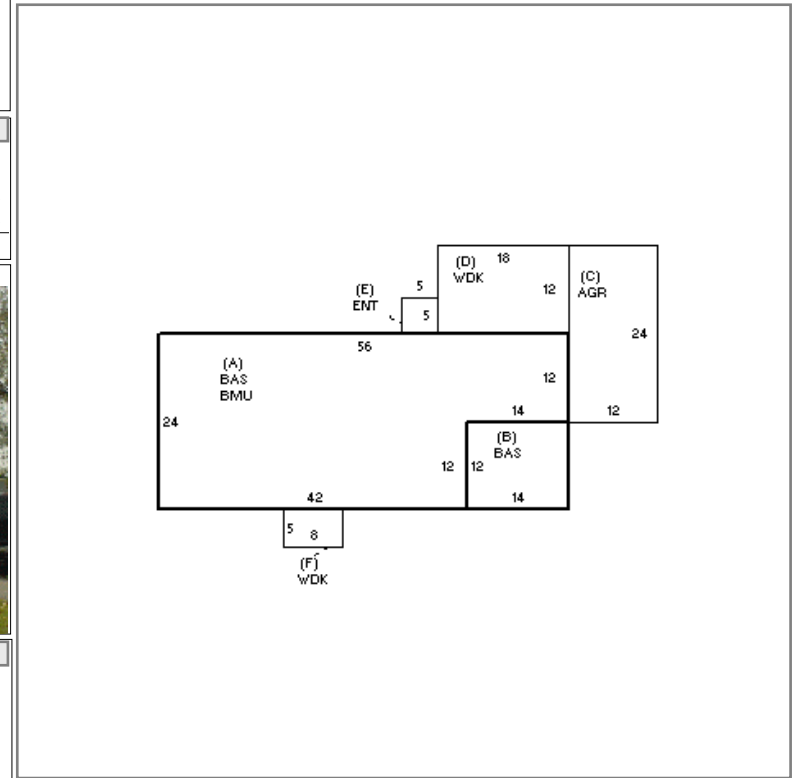
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,080	HBR 1.00	100	1.00	100	1.00	616,000	2.43	100	1.00	518,250

TOTAL	15,080 SF	ZONING	HARBOR	FRNT	105	ASSESSED	518,300	CURRENT	437,500	PREVIOUS	215,100
Ngh	HARBOR	NOTE	LAND	518,300	437,500						
Inf1	FACTOR 100		BUILDING	238,500	215,100						
Inf2	PHY 100		DETACHED	0	0						
			OTHER	0	0						
			<b>TOTAL</b>	<b>756,800</b>	<b>652,600</b>						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	10/21/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/21/2015	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/17/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,344	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,176		45.13	53,074
\$NLA(RCN)	\$257	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,344	1953	190.44	255,951
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	288	52.22	15,038
STORIES	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	256	38.40	9,830		
ROOMS	6	1.00	FLOOR COVER	14	COMB	1.00	E	ENT	N	ENCLOSED ENTRY	25	97.72	2,443		
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	F11	O	FPL 1S 1OP	1	7,281.00	7,281			
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02									
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00									
TOT FIXTURES	3	\$2,081													
# UNITS	1	1.00													

TOTAL RCN	345,698
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$238,500