

Key: 6504

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.205

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
ROCHE CHRISTOPHER M TR 30 ABERDEEN DR SCITUATE, MA 02066				32-9-30-F				30 ABERDEEN DR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				ROCHE CHRISTOPHER M TR				09/04/2014	F	1	44709-309	
ROCHE CHRISTOPHER M				03/29/2013	QS	479,250	42864-242					
COUGHLIN MARTIN J & MARY				10/31/2006	QS	455,000	36602-254					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,425	SC	1.00	100	396,000	1.50	100	1.00	R04	0.90	346,820

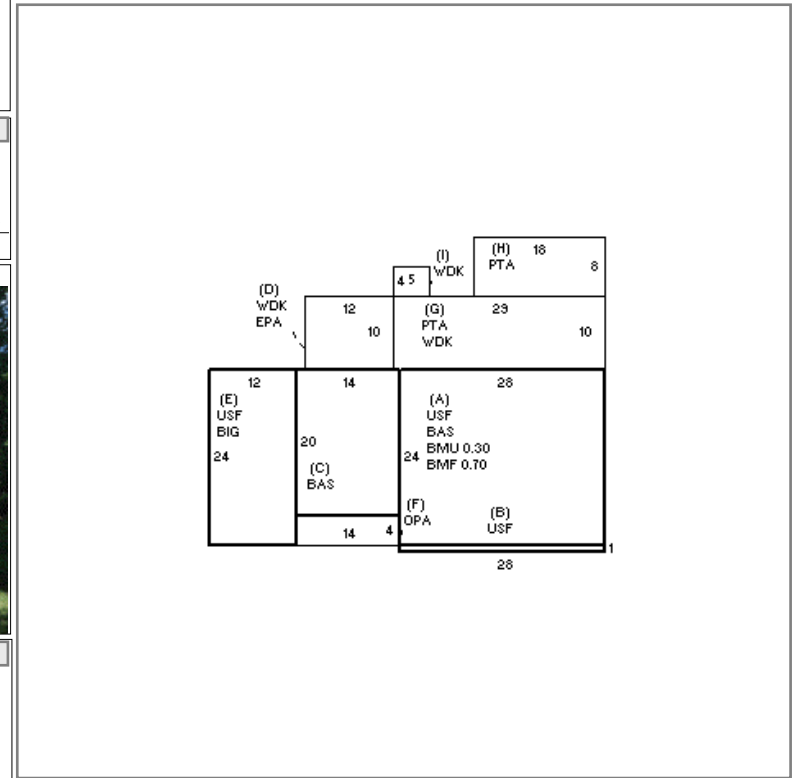
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0561	05/31/2022	3	ALTERATIONS	15,000	06/29/2022	JD	100	50
22-0561	05/31/2022	3	ALTERATIONS	15,000	03/29/2023	JD	100	100
16-36	01/28/2016	2	ADDITIONS	70,000	06/29/2016	SJ	100	100
14-544	09/13/2014	7	OTHERS	39,975	07/20/2015	SJ	100	100
10-154	04/26/2010	3	ALTERATIONS	16,000	08/04/2010	SJ	100	100

LAND

TOTAL	25,425 SF	ZONING	FRNT	115	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	346,800	332,800
Inf1	FACTOR 100		BUILDING	382,200	354,000		
Inf2	PHY 100		DETACHED	28,200	26,900		
			OTHER	0	0		
			TOTAL	757,200	713,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	10 0.90 18 X 38	2015	684	34.99	21,500
CAB	A	1.00	10 0.90 14 X 18	2019	252	29.63	6,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/29/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/17/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BLDG

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	496,395				
NET AREA	1,940	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	470		75.41	35,443	CONDITION ELEM	CD				
\$NLA(RCN)	\$256	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMU	N	BSMT UNFINISHED	202		53.72	10,851	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	988	1964	187.91	185,653	INTERIOR	G				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	952	1964	206.63	196,712	KITCHEN	G				
				FLOOR COVER	34	COMB	1.00	D	EPA	N	ENCLOSED PORCH	120		90.20	10,824	BATHS	G				
				INT FINISH	1	PLASTER	1.00	E	BIG	N	BUILT-IN GARAGE	288		53.26	15,339	HEAT	U				
				HEATING/COOLING	2	HOT WATER	1.02	F	OPA	N	OPEN PORCH	56		51.50	2,884	ELECT	A				
				FUEL SOURCE	1	OIL	1.00	+	WDK	N	WOOD DECK	430		38.40	16,512						
													+	PTA	N	PATIO	434	14.90	6,467		
													FPL	O	FIREPLACE	1	7,813.00	7,813			
													ODS	O	OUT DOOR SHOWER	1	1,369.00	1,369			
													EFF.YR/AGE		1994 / 28						
													COND	24	24 %						
													FUNC	0							
													ECON	0							
													DEPR	23	% GD	77					
													RCNLD		\$382,200						