

Key: 6526

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.227

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HORAN TIMOTHY J TR & COLLEEN M TR 6 PROSPECT AV SCITUATE, MA 02066				56-3-7-0				6 PROSPECT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HORAN TIMOTHY J TR & COLLEEN M TR				03/09/2022	F	10	(133542)				
HORAN TIMOTHY J & CENTO CHRISTOPHER J & AM				11/13/2017	QS	2,200,000	(126053)				
				03/03/2015	O	610,000	(121587)				


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	%
19-444	06/11/2019	3	ALTERATIONS	30,000	08/27/2019	JD	100	0
19-444	06/11/2019	3	ALTERATIONS	30,000	08/03/2020	JD	100	100
		7	OTHERS		07/09/2018	JD	100	100
15-889	12/29/2015	1	NEW CONST	330,000	05/18/2016	SJ	100	70
150899	12/29/2015	1	NEW CONST	330,000	05/04/2017	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,481	CLF 1.00	100	1.00	1,320,000	2.70	100	1.00	WV6	3.00	1,102,580

TOTAL	13,481 SF	ZONING		FRNT	103	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	1,102,600	1,002,400			
Inf1	FACTOR 100		BUILDING	1,926,000	1,635,600			
Inf2	PHY 100		DETACHED	1,300	1,200			
			OTHER	0	0			
			TOTAL	3,029,900	2,639,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	V	1.50	10 0.90 14X7	2016	98	14.22	1,300

PHOTO 07/20/2017



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2016	SJ
MODEL	1		RESIDENTIAL	LIST	7/9/2018	JD
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	8/3/2020	JD
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2016	SIZE ADJ	1.000
NET AREA	3,785	DETAIL ADJ	1.390
\$NLA(RCN)	\$541	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.85	1.00	
ROOMS	8	1.00	
BEDROOMS	9	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	12	\$24,019	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,087		71.76	78,007
+	BAS	L	BASE AREA	2,178	2016	460.44	1,002,836
+	USF	L	UPPER STORY FIN	1,607	2016	418.72	672,883
+	OPA	N	OPEN PORCH	794		92.70	73,604
+	BMF	N	BSMT FINISH-SEP	1,092		100.74	110,011
G	BIG	N	BUILT-IN GARAGE	624		104.82	65,408
M	WDK	N	WOOD DECK	128		69.12	8,847
	GFP	O	GAS FIREPLACE	1		10,000.80	10,001
	ODS	O	OUT DOOR SHOWER	1		3,357.00	3,357

TOTAL RCN	2,048,972
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2016 / 6
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$1,926,000

