

Key: 6728

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.424

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
O'HEARN MATTHEW R & RENEE M S/O O'HEARN MATTHEW ROBERT TR 90 GILSON RD SCITUATE, MA 02066				60-2-10-0				90 GILSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'HEARN MATTHEW ROBERT TR				02/16/2023	F	1	57676-230				
O'HEARN MATTHEW R & RENEE				10/20/2017	QS	705,000	49070-239				
KRAUSE SEAN & KATHLEEN				10/11/2002	QS	705,000	23105-209				

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	%
21-1407	11/09/2021	3	ALTERATIONS	70,750	07/28/2022	JD	100	100
17-799	12/13/2017	3	ALTERATIONS	7,200	07/31/2018	JD	100	100
07-365	07/09/2007	3	ALTERATIONS	15,000	08/05/2008	SJ	100	100
95-193	04/18/1995	1	NEW CONST				100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	23,000	CLF 1.00	100	1.00	100	1.00	572,000	1.64	100	1.00	R05 1.30	496,610

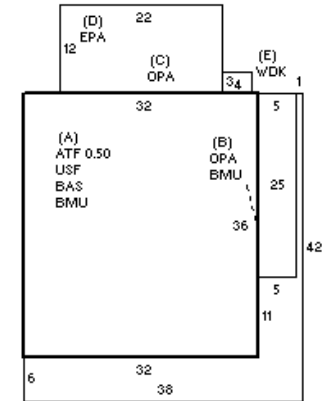
TOTAL	23,000 SF	ZONING	FRNT	95	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	496,600	451,500
Inf1	FACTOR 100		BUILDING	703,000	633,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL					1,199,600	1,084,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/28/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/28/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/15/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
ROOF DECK/EPA



YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,880	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$301	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2.5	UNITS	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	8	ADJ	1.00	FLOOR COVER	13	COMB	1.00
BEDROOMS	4		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	2		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	10		\$11,750				
# UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	867,911
+	BMU	N	BSMT UNFINISHED	1,277		53.10	67,805	CONDITION ELEM CD	
A	BAS	L	BASE AREA	1,152	1996	279.28	321,731	EXTERIOR	A
A	USF	L	UPPER STORY FIN	1,152	1996	253.98	292,579	INTERIOR	A
A	ATF	L	ATTIC FINISH	576	1996	180.45	103,937	KITCHEN	G
+	OPA	N	OPEN PORCH	444		61.80	27,439	BATHS	G
D	EPA	N	ENCLOSED PORCH	264		108.24	28,576	HEAT	A
E	WDK	N	WOOD DECK	12		46.10	553	ELECT	A
	EPA	N	ENCLOSED PORCH	49		108.24	5,304		
	WDK	N	WOOD DECK	49		46.09	2,258		
	BMG	O	BSMT GARAGE	2		2,989.20	5,978		

EFF.YR/AGE	2003 / 19	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD	\$703,000	