

Key: 6884

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.579

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GEANY BRIAN G & CARLOTTA J 4 EAGLES NEST RD SCITUATE, MA 02066				64-2-6-0				4 EAGLES NEST RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GEANY BRIAN G & CARLOTTA				09/06/2019	QS	1,495,000	51606-159				
BOWMAN ERIC &				03/19/2010	O	366,000	38340-328				
OBRIEN EDWARD & EILEEN				01/01/1976	QS		4112-341				

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	%
10-319	07/20/2010	7	OTHERS		08/05/2020	JD	100	100
10-319	07/20/2010	3	ALTERATIONS	43,000	05/31/2011	SJ	100	100
10-319	07/20/2010	3	ALTERATIONS	43,000	08/31/2012	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,930 CLF	1.00	100	1.00	792,000	5.07	100	1.00	R09	1.80	638,240

TOTAL	6,930 SF	ZONING	NOTED	FRNT	64	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS			LAND		638,200	580,200	
Inf1	FACTOR 100			BUILDING		1,064,800	879,500	
Inf2	PHY 100			DETACHED		11,400	10,800	
				OTHER		0	0	
				TOTAL		1,714,400	1,470,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80 20 X 13		260	54.75	11,400



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	8/5/2020	JD
MODEL	1		RESIDENTIAL	LIST	8/5/2020	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW		
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1922	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,338	DETAIL ADJ	1.350	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,088		64.48	70,154
\$NLA(RCN)	\$371	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	2,090	1922	320.65	670,152
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK		53.76	14,515
STORIES	2.7	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	1.00	C	OPA	N	OPEN PORCH	192		72.10	13,843
ROOMS	7	1.00	FLOOR COVER	12	COMB	1.00	1.00	+	BAS	L	BASE AREA	1,248	1922	352.59	440,038
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	1.00		WDK	N	WOOD DECK	72		53.76	3,871
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00	1.00		FPL	O	FIREPLACE	1		10,938.20	10,938
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	1.00		GEN	O	GENERATOR	1		0.00	
TOT FIXTURES	8	\$12,096							ODS	O	OUT DOOR SHOWER	1		2,535.40	2,535
# UNITS	1	1.00													

TOTAL RCN	1,238,143
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$1,064,800

