

Key: 7189

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.871

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
JUSTASON GARY E & NANCY J 451 ELDORA DRIVE OAK HILL, FL 32759				70-1-1-0				220 CENTRAL AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
JUSTASON GARY E & NANCY J				05/25/2011	V	825,000	(116056)					
HARTNETT JACQUELINE W				03/01/2011	V	-100	(115744)					
HARTNETT CRAIG & JACQUELI				11/02/2007	V	880,000	(111268)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,750	HUM	1.00	100	1.00	100	1.00	WF7	1.70		619,630

LAND

TOTAL	11,761 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	619,600	530,200
Inf1	FACTOR 100		BUILDING	510,500	454,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,130,100	984,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/19/2019	JD
MODEL	1		RESIDENTIAL	LIST	5/25/2018	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/10/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	1,806	DETAIL ADJ	1.224
\$NLA(RCN)	\$353	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		7	\$8,225
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	690		63.86	44,062
+	USF	L	UPPER STORY FIN	759	1930	274.53	208,368
A	ATF	L	ATTIC FINISH	345	1930	195.05	67,292
+	WDK	N	WOOD DECK	1,508		46.08	69,488
+	BAS	L	BASE AREA	702	1930	301.88	211,921
J	CPA	N	CAR PORT	621		21.68	13,465
	BMG	O	BSMT GARAGE	2		2,989.20	5,978
	FPL	O	FIREPLACE	1		9,375.60	9,376

TOTAL RCN	638,176
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE 2002 / 20	
COND	18 18%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$510,500

