

Key: 7207

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.889

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
O'NEILL ROBERT B JR & KAREN A TRS PO BOX 524 HUMAROCK, MA 02047				70-1-18-0				186 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'NEILL ROBERT B JR & O'NEILL ROBERT B JR TR				11/12/1999	F	1 (96501)	D0692-8004				
ONEILL ROBERT JR AND KARE				05/03/1984	XX	58,400	C00066394				
O'NEILL ROBERT JR AND KARE				07/13/1982	QS						

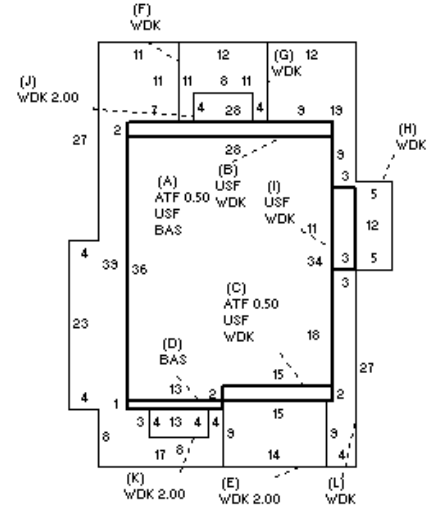
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06-136	03/23/2006	7	OTHERS		06/12/2018	JD	100	100
92-683	08/01/1992	3	ALTERATIONS	20,500	09/07/2006	SJ	100	100
		1	NEW CONST				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,250 HUM	1.00	100	1.00	100	1.00	748,000	2.95	100	1.00	WF7 1.70	621,150

DETACHED

TOTAL	12,240 SF	ZONING	NOTED	FRNT	50	ASSESSED	LAND 621,200 BUILDING 441,600 DETACHED 0 OTHER 0 TOTAL 1,062,800	CURRENT	531,500 410,300 0 0 941,800	PREVIOUS											
Ngh	HUMAROCK	Inf1	FACTOR 100	Inf2	PHY 100	TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD	



BUILDING

BUILDING	CD 1	ADJ	1.00	DESC	RESIDENTIAL	MEASURE	4/28/2015	SJ
MODEL	5	ADJ	1.00	DESC	COLONIAL [100%]	LIST	4/28/2015	EST
QUALITY	+	ADJ	1.10	DESC	AVG +/GOOD - [100%]	REVIEW	6/12/2018	JD
FRAME	1	ADJ	1.00	DESC	WOOD FRAME [100%]			

BLDG COMMENTS  
FY12 FR- CONV TO COLONIAL  
GRADE FROM GOOD TO AVG+ FY19

BUILDING

YEAR BLT	1993	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	558,954	
NET AREA	2,592	DETAIL ADJ	0.999	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	991	1993	212.19	210,280	CONDITION ELEM	CD	
\$NLA(RCN)	\$216	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,097	1993	192.96	211,681	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	ATF	L	ATTIC FINISH	504	1993	137.10	69,098	INTERIOR	
STORIES	2.5	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	1,381		42.24	58,333	KITCHEN		
ROOMS	6	ADJ	1.00	FLOOR COVER	13	COMB	1.00		WPL	O	WHIRLPOOL-ADD	1		2,528.90	2,529	BATHS		
BEDROOMS	3	ADJ	1.00	INT FINISH	2	DRYWALL	1.00									HEAT		
BATHROOMS	2	ADJ	1.00	HEATING/COOLING	2	HOT WATER	1.02									ELECT		
# 1/2 BATHS	1	ADJ	1.00	FUEL SOURCE	99	N/A	1.00									EFF.YR/AGE	2000 / 22	
TOT FIXTURES	8	ADJ	\$7,033													COND	20 20 %	
# UNITS	1	ADJ	1.00													FUNC	0	
																ECON	0	
																DEPR	21 % GD 79	
																RCNLD	\$441,600	