

Key: 7326

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.002

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
REGAN GRACE W 16 OGUNQUIT RD NO. ANDOVER, MA 01845				71-3-7-0				96 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REGAN GRACE W				09/22/1981	QS	15,000	5057-23				
HARRINGTON MARY M				06/30/1980	A		4845-177				
REGAN JAMES K & GRACE W				10/30/1961	QS	7,000	2892-241				

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 %
92-209	03/19/1992	3	ALTERATIONS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	2,450 HUM	1.00	100	1.00	550,000	13.74	100	1.00	RV2	1.25	424,900

TOTAL	2,450 SF	ZONING		FRNT	66	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	424,900	386,300
Inf1	FACTOR 100		BUILDING	73,400	68,300			
Inf2	PHY 100		DETACHED	500	500			
			OTHER	0	0			
						<b>TOTAL</b>	<b>498,800</b>	<b>455,100</b>

DETACHED

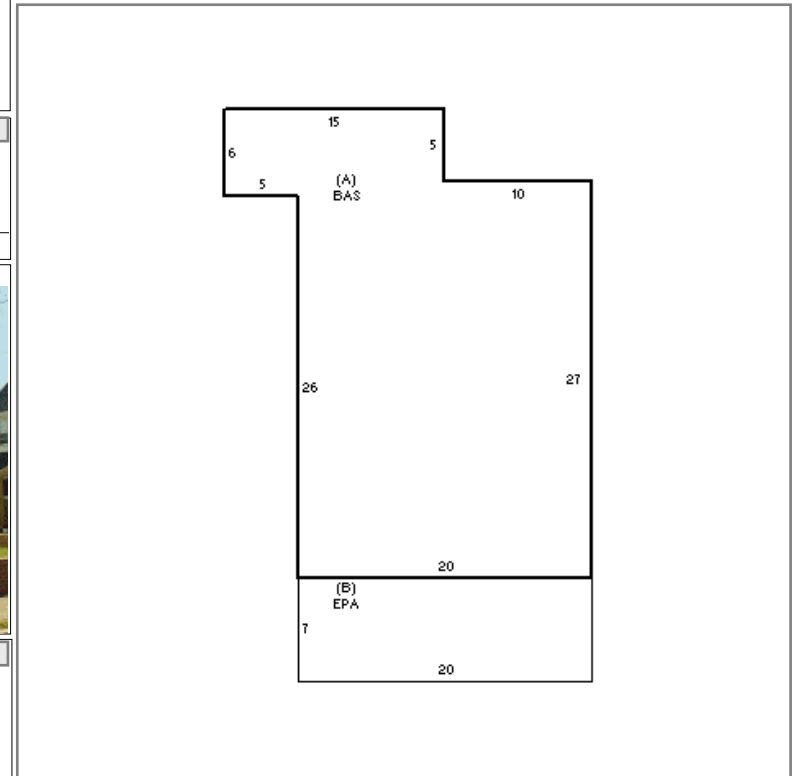
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70		1992	40	17.03	500



BLDG COMMENTS  
FY12 FR- RANCH TO COTT/BUNG

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/7/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/7/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/9/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1936	SIZE ADJ	1.000
NET AREA	620	DETAIL ADJ	0.823
\$NLA(RCN)	\$269	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$1,975	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	620	1936	233.86	144,995
EXT COVER	4	VINYL	1.00	B	EPA	N	ENCLOSED PORCH	140		90.20	12,628
ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281
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	99	N/A	1.00								

TOTAL RCN	166,879
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$73,400