

Key: 7345

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.021

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
OHARE ROBERT E TR & MARIA E TR 81 PRESCOTT ST NEWTONVILLE, MA 02460				71-4-7-0				27 CONCORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OHARE ROBERT E TR & OHARE ROBERT E & MARIA E				06/10/2014	F	100	44401-210				
WHITE KATHY LEE				08/04/1992	QS	179,000	11165-85				
				04/30/1991	QS	259,000	10255-58				

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 %

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	HUM 1.00	100	1.00	550,000	3.58	100	1.00	R08	1.25	451,490

TOTAL	10,019 SF	ZONING		FRNT	129	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	451,500	410,500		
Inf1	FACTOR 100		BUILDING	152,900	143,600			
Inf2	PHY 100		DETACHED	48,700	46,300			
			OTHER	0	0			
				TOTAL	653,100	600,400		

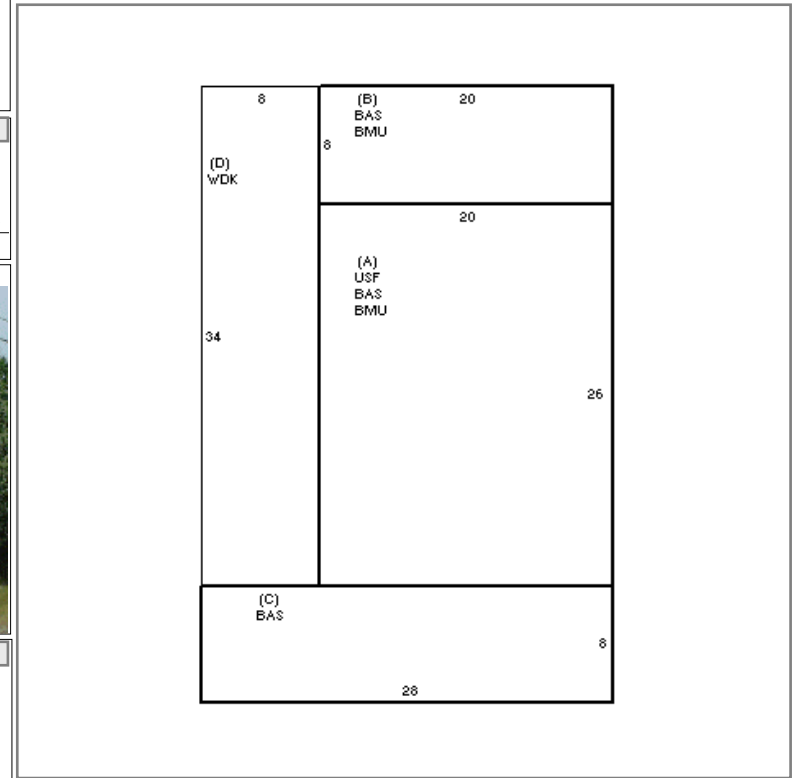
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	A	1.00	20 0.80	1973	768	79.19	48,700



BLDG COMMENTS

FY12 FR- COLONIAL TO CONV

BUILDING	CD	ADJ	DESC	MEASURE	12/5/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/5/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/9/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1927	SIZE ADJ	1.000
NET AREA	1,424	DETAIL ADJ	1.224
\$NLA(RCN)	\$298	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,896	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	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	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	680		53.51	36,386
A	USF	L	UPPER STORY FIN	520	1927	240.98	125,308
+	BAS	L	BASE AREA	904	1927	264.99	239,547
D	WDK	N	WOOD DECK	272		38.40	10,445
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	424,821
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$152,900