

Key: 7379

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.055

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION				
O'BRIEN VINCENT G & S/O TYCOOLY LLC PO BOX 42 MARSHFIELD HILLS, MA 02051				71-7-13-0				21 DARTMOUTH ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				TYCOOLY LLC				01/26/2023	F	1	57629-323	
O'BRIEN VINCENT G &				11/14/1983	QS	90,000	5505-381					
CARR JOHN J				08/28/1975	XX		4095-471					

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	%
16-788	12/21/2016	3	ALTERATIONS	69,000	08/24/2017	SJ	100	100
06-407	07/17/2006	3	ALTERATIONS	4,000	09/12/2007	SJ	100	100
99-249	05/24/1999	3	ALTERATIONS				100	100
93-194	04/22/1993	2	ADDITIONS				100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500	HUM	1.00	100	1.00	100	1.00	1.00	WV3	1.35	480,490

TOTAL	7,500 SF	ZONING		FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	480,500	436,800			
Inf1	FACTOR 100		BUILDING	344,900	306,900			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	825,400	743,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/12/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/12/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/9/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,588	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		50.18	40,949
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	612	1951	211.29	129,311
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	+	WDK	N	WOOD DECK	288		38.40	11,059
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	976	1951	232.34	226,768	
ROOMS	7	1.00	FLOOR COVER	14	COMB	1.00	E	OPA	N	OPEN PORCH	160		51.50	8,240	
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	F	PTA	N	PATIO	1,152		14.90	17,165	
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00	F	F21	O	FPL 2S 1OP	1		8,239.00	8,239	
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00									
TOT FIXTURES	7	\$6,160													
# UNITS	1	1.00													

TOTAL RCN	447,891
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1995 / 27
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$344,900

