Key: **744**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 682

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **DUFFEY DANIEL E TR &<br>SANDRA S TR<br>8 OAK RD<br>SCITUATE, MA 02066** | **32-7-1-0** | **8 OAK RD** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| DUFFEY DANIEL E TR & | 08/19/2014 | F | 1 | 44654-97 |
| DUFFEY DANIEL E & SANDRA | 01/01/1976 | QS | | 4067-742 |
| COOK SAMUEL E & JEANETTE | 01/01/1968 | XX | | 3390-297 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| **1010** | **100** | **SINGLE FAMILY** | | **1** | **1 of 1** |

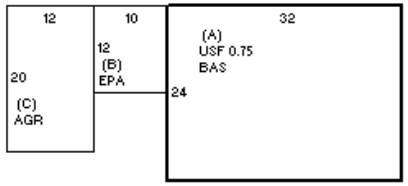
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 7 | OTHERS | | 02/20/2019 | JD | 100 | 100 |
| 07-608 | 10/01/2007 | 3 | ALTERATIONS | 20,000 | 06/26/2008 | SJ | 100 | 100 |
| 07-608 | 10/01/2007 | 3 | ALTERATIONS | 20,000 | 07/07/2009 | SJ | 100 | 100 |
| 07-608 | 10/01/2007 | 3 | ALTERATIONS | 20,000 | 08/03/2010 | SJ | 100 | 100 |
| 02-421 | 07/25/2002 | 3 | ALTERATIONS | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 24,816 | SC 1.00 | 100 1.00 | 100 1.00 | 376,200 | 1.53 | 95 0.95 | R03 0.90 | | | 328,770 |

| TOTAL | 24,816 SF | ZONING | | FRNT | 335 |
|---|---|---|---|---|---|
| Ngh | SCITUATE | NOTE | infl 3 = drainage | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 328,800 | 315,500 |
| BUILDING | 208,800 | 185,800 |
| DETACHED | 600 | 500 |
| OTHER | 0 | 0 |
| TOTAL | **538,200** | **501,800** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| S/V | A 1.00 | SV 1.00 | SHED | 2008 | 500 | 1.10 | 600 |

PHOTO 01/02/2019

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.10 | CAPE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 2 | 1.00 | MASONRY [100%] |

| | | |
|---|---|---|
| MEASURE | 1/2/2019 | JD |
| LIST | 1/2/2019 | JD |
| REVIEW | 3/9/2011 | KT |

| | | | |
|---|---|---|---|
| YEAR BLT | 1949 | SIZE ADJ | 1.000 |
| NET AREA | 1,344 | DETAIL ADJ | 1.024 |
| $NLA(RCN) | $243 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 5 | $4,096 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 2 | SLAB | 0.95 |
| EXT COVER | 7 | STUCCO | 0.98 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 24 | COMB | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BAS | L | BASE AREA | 768 | 1949 | 224.93 | 172,743 |
| A | USF | L | UPPER STORY FIN | 576 | 1949 | 204.55 | 117,818 |
| B | EPA | N | ENCLOSED PORCH | 120 | | 90.20 | 10,824 |
| C | AGR | N | ATT GARAGE | 240 | | 56.05 | 13,452 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,281.00 | 7,281 |

TOTAL RCN 326,214

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| | | | |
|---|---|---|---|
| EFF.YR/AGE | 1968 / 54 | | |
| COND | 36 | 36 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 36 | % GD | 64 |
| RCNLD | | | $208,800 |