

Key: 746

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 684

LEGAL

LAND

DETACHED

BUILDING

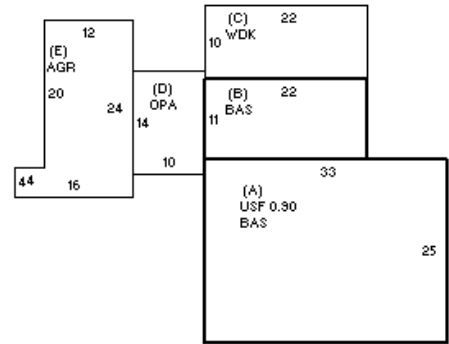
CURRENT OWNER				PARCEL ID				LOCATION			
ARNOLD SCOTT T & CHRISTINE GORMAN 5 OAK ROAD SCITUATE, MA 02066				32-6-2-0				5 OAK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ARNOLD SCOTT T & GORMAN C				03/26/1990	A	175,000		9664-338			
GORMAN THOMAS J & JOANMAR				03/25/1990	QS			9664-338			
				01/01/1973	QS			3834-797			

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	%
21-526	05/21/2021	3	ALTERATIONS	4,647	07/19/2021	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,810	SC 1.00	100	1.00	396,000	2.83	100	1.00	R03	0.90	329,730

TOTAL	12,810 SF	ZONING	FRNT 98	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	329,700	316,400
Inf1	FACTOR 100		BUILDING	275,300	244,900	
Inf2	PHY 100		DETACHED	4,900	4,700	
			OTHER	0	0	
			TOTAL	609,900	566,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 SHED 9 X 9		81	15.89	900
APR	A	1.00	40 0.60 22 X 15		330	20.20	4,000



BUILDING	CD	ADJ	DESC	MEASURE	7/19/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/9/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	430,089	
NET AREA	1,810	DETAIL ADJ	1.100	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,067	1952	225.85	240,983	CONDITION ELEM	CD	
\$NLA(RCN)	\$238	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	743	1952	205.39	152,603	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	220	38.40	8,448	INTERIOR	A	
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	140	51.50	7,210	15,565	KITCHEN	A		
ROOMS	8	1.00	FLOOR COVER	24	COMB	1.00	E	AGR	N	ATT GARAGE	304	51.20			BATHS	A		
BEDROOMS	4	1.00	INT FINISH	2	DRYWALL	1.00		GEN	O	GENERATOR	1	0.00			HEAT	A		
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A		
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00												
TOT FIXTURES	6	\$5,280																
# UNITS	1	1.00																
																EFF.YR/AGE	1968 / 54	
																COND	36 36 %	
																FUNC	0	
																ECON	0	
																DEPR	36 % GD 64	
																RCNLD	\$275,300	