

Key: 7580

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.254

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FAGAN SHAUN J TR 15 CHICKERING RD DEDHAM, MA 02026				72-8-2-0				24 OLIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FAGAN SHAUN J TR				02/26/2013	F	10 (118665)					
FAGAN KARL W				02/26/2013	F	10 (118664)					
FAGAN KARL W & JEAN F				06/19/1992	QS	(83139)					

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 %

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,400	HUM 1.00	100	1.00	100	1.00	638,000	2.54	100	1.00	535,140

TOTAL	14,418 SF	ZONING		FRNT	116	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	535,100	486,500			
Inf1	FACTOR 100		BUILDING	200,600	187,200			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>735,700</b>	<b>673,700</b>			

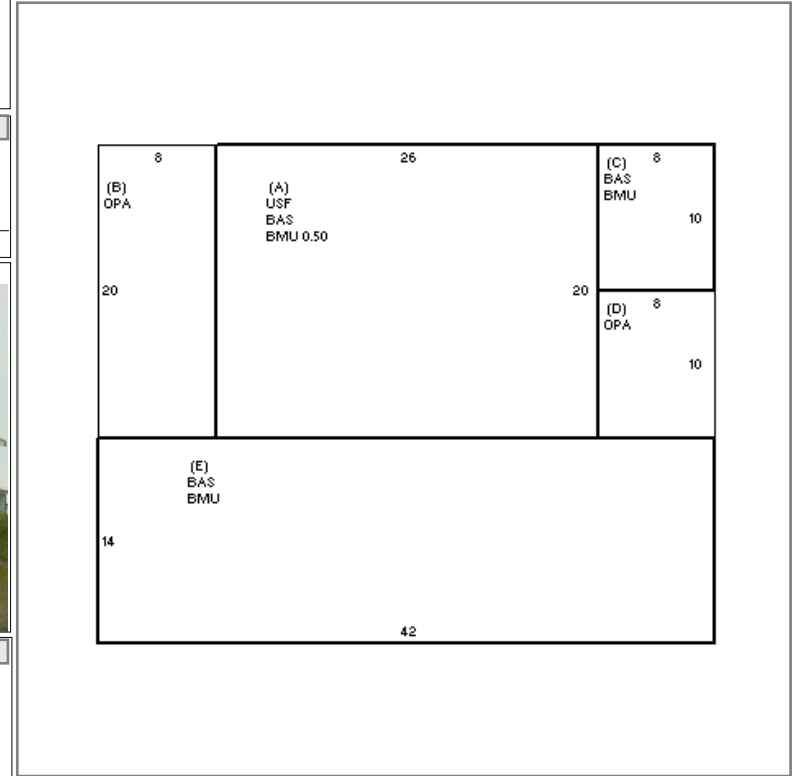
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 09/19/2003

BLDG COMMENTS  
FY12 FR- COLONIAL TO CONV



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/8/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/8/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	1,708	DETAIL ADJ	1.200
\$NLA(RCN)	\$287	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,800	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	928		48.20	44,734
EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,188	1930	249.42	296,309
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	520	1930	226.82	117,946
ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	240		51.50	12,360
FLOOR COVER	14	COMB	1.00		BMG	O	BSMT GARAGE	2		2,491.00	4,982
INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
HEATING/COOLING	99	N/A	1.00								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	489,370
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	3 PARTIAL HEAT
ECON	0
DEPR	59 % GD 41
RCNLD	\$200,600