

Key: 7613

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.286

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
BUCHANAN SCOTT 115 OAK STREET PEMBROKE, MA 02359				73-7-16-0				3 COURT ST				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
BUCHANAN SCOTT				09/30/2021	QS	500,000 (132755)						
CROSSLEY FAY S TR				03/22/2016	F	1 (123181)						
COLEMAN NANCY J & CROSSLE				05/08/1984	QS	65,000 (69309)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,729 HUM	1.00	100	1.00	550,000	9.17	100	1.00	R08	1.25	431,650

LAND

TOTAL	3,746 SF	ZONING	FRNT	134	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	431,700	392,400
Inf1	FACTOR 100		BUILDING	105,400	93,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		537,100	486,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	504	DETAIL ADJ	0.841
\$NLA(RCN)	\$327	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,018	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	504	1954	262.02	132,060
B	EPA	N	ENCLOSED PORCH	112		90.20	10,102
C	WDK	N	WOOD DECK	316		38.40	12,134
	F11	O	FPL 1S 1OP	1		7,281.00	7,281
	ODS	O	OUT DOOR SHOWER	1		1,128.00	1,128

TOTAL RCN	164,723
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	\$105,400

