

Key: 7633

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.305

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
O'DOWD KEVIN C PO BOX 643 HUMAROCK, MA 02047				73-8-9-0				5 OCEAN FRONT ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
O'DOWD KEVIN C				12/21/2000	QS	279,000	(98581)					
FARINA J F TRUSTEE				10/03/1994	XX		(C00087105)					
FARINA JOSEPH F AND CATHE				01/01/1969	QS	13,500	(C00041792)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,142 HUM	1.00	100	1.00	594,000	8.29	100	1.00	WV3	1.35	468,130

LAND

TOTAL	4,138 SF	ZONING	FRNT	127	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	468,100	425,600
Inf1	FACTOR 100		BUILDING	706,200	608,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>					<b>1,174,300</b>	<b>1,033,900</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

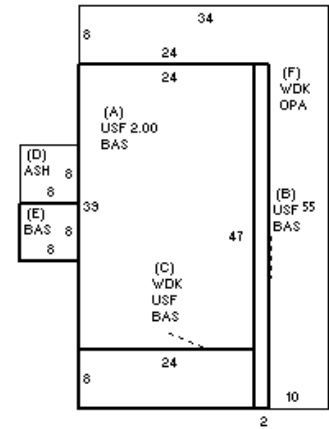


BLDG COMMENTS		
FY12 FR- CONV TO COLONIAL		

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	%
03-072	03/03/2003	6	CYCL GROWTH		08/05/2005	SJ	100	100
99-261	05/27/1999	2	ADDITIONS		01/23/2004	PJB	100	100
89-401	07/01/1987	3	ALTERATIONS				100	100
		3	ALTERATIONS				100	100
		2	ADDITIONS				100	100

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/12/2010	SJ
MODEL	1		RESIDENTIAL	LIST	4/12/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	3,444	DETAIL ADJ	0.978
\$NLA(RCN)	\$277	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	3	1.00	
ROOMS	10	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$8,763	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,286	1956	254.57	327,376
EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	2,158	1956	231.50	499,584
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	934		53.76	50,212
ROOF COVER	1	ASPH SHINGLES	1.00	D	ASH	N	ATT SHED	64		31.28	2,002
FLOOR COVER	14	COMB	1.00	F	OPA	N	OPEN PORCH	742		72.10	53,498
INT FINISH	1	PLASTER	1.00	F31	O	FPL 3S 1OP		1		12,875.80	12,876
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	954,311
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$706,200