

Key: 7658

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.330

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
O'BRIEN KENNETH T & IRENE PO BOX 433 HUMAROCK, MA 02047				73-3-10-0				48 OCEAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'BRIEN KENNETH T & IRENE				03/19/2002	F		1 (100910)				
O'BRIEN RUTH AND KENNETH				09/18/1997	XX		(C00092056)				
O'BRIEN WILBUR T AND RUTH				01/01/1969	XX		42609-0				

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	%
18-684	10/04/2018	2	ADDITIONS	5,000	06/24/2019	JD	100	100


LAND

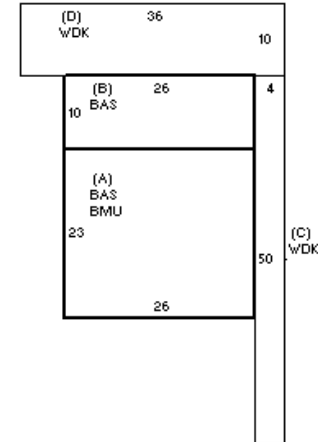
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	5,013	HUM	1.00	100	1.00	100	1.00	748,000	6.90	100	1.00	WF7	1.70		594,150

DETACHED

TOTAL	5,009 SF	ZONING	FRNT	41	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	594,200	508,400		
Inf1	FACTOR 100		BUILDING	141,700	131,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL				735,900	639,900		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/24/2019
									



BUILDING	CD	ADJ	DESC	MEASURE	6/24/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/24/2019	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%]			

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	214,735
NET AREA	858	DETAIL ADJ	0.722	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	598		56.20	33,610		
\$NLA(RCN)	\$250	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	858	1951	181.12	155,397		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	560		38.40	21,504		
				ROOF COVER	1	ASPH SHINGLES	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491		
				FLOOR COVER	14	COMB	1.00										
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	13	NONE	0.85										
				FUEL SOURCE	8	NONE	1.00										

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	
ELECT	
EFF.YR/AGE 1970 / 52	
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$141,700