Key: 7699

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,371

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KELTIC REALTY LLC **PO BOX 206** **27 OCEAN DRIVE** **HUMAROCK, MA 02047**	**73-6-14-0**	**27 OCEAN DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KELTIC REALTY LLC	03/03/2021	F	10	(131640)
O'BRIEN THOMAS BARRY TR &	03/16/2016	F	10	(123168)
O'BRIEN THOMAS BARRY T &	03/16/2016	F	10	(123167)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

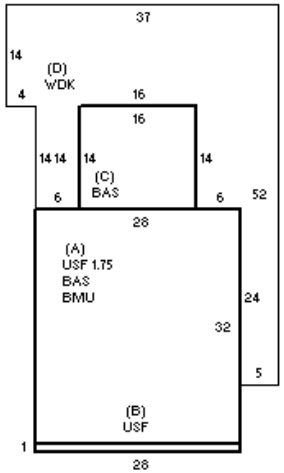
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06-541	09/05/2006	3	ALTERATIONS	5,000	09/13/2007	SJ	100	100
		2	ADDITIONS				100	100
		7	OTHERS				100	100
00-381		2	ADDITIONS				0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	HUM 1.00	100 1.00	100 1.00	594,000	6.92	100 1.00	WV3 1.35			471,780

TOTAL	5,000 SF	ZONING		FRNT	60
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	471,800	428,900
BUILDING	436,700	411,000
DETACHED	0	0
OTHER	0	0
TOTAL	**908,500**	**839,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/22/2003

BLDG COMMENTS

FY12 FR- VG TO PLUS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/13/2010	PL
LIST	12/13/2010	EST
REVIEW	3/4/2011	ER

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	2,716	DETAIL ADJ	1.000
$NLA(RCN)	$233	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,280
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	896		53.58	48,008
+	USF	L	UPPER STORY FIN	1,596	1950	191.89	306,259
+	BAS	L	BASE AREA	1,120	1950	211.01	236,332
D	WDK	N	WOOD DECK	876		42.24	37,002

TOTAL RCN	632,881
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD	$436,700		