

Key: 7772

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.438

LEG
A
L

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| KEOGH ROBERT T & JOANNE M S/O TRIGLIA JAMES E. II 9 GARFIELD STREET SCITUATE, MA 02066 | | | | 73-13-4-0 | | | | 9 GARFIELD ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| TRIGLIA JAMES E. II | | | | 08/31/2023 | QS | 699,000 | (135834) | | | | |
| KEOGH ROBERT T & JOANNE M | | | | 10/05/2021 | F | 1 | (132782) | | | | |
| KEOGH ROBERT T | | | | 06/19/2017 | QS | 400,000 | (125308) | | | | |

| 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 | % |
| | | 7 | OTHERS | | 01/28/2019 | JD | 100 | 100 |
| | | 7 | OTHERS | | 06/13/2018 | JD | 100 | 100 |

L
A
N
D

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|----------|------|------|----------|------|---------|-------|-----|------------|-----------|---------|
| 100 | S | 3,200 | HUM 1.00 | 100 | 1.00 | 100 | 1.00 | 550,000 | 10.62 | 100 | 1.00 | R08 1.25 | 429,110 |

| | | | | | | | |
|-------|------------|------------------|----------|---------|----------|---------|----------|
| TOTAL | 3,180 SF | ZONING | FRNT | 40 | ASSESSED | CURRENT | PREVIOUS |
| Ngh | HUMAROCK | N O T E | LAND | 429,100 | 390,100 | | |
| Inf1 | FACTOR 100 | | BUILDING | 179,800 | 159,900 | | |
| Inf2 | PHY 100 | | DETACHED | 1,000 | 1,000 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 609,900 | 551,000 | | |

D
E
T
A
C
H
E
D

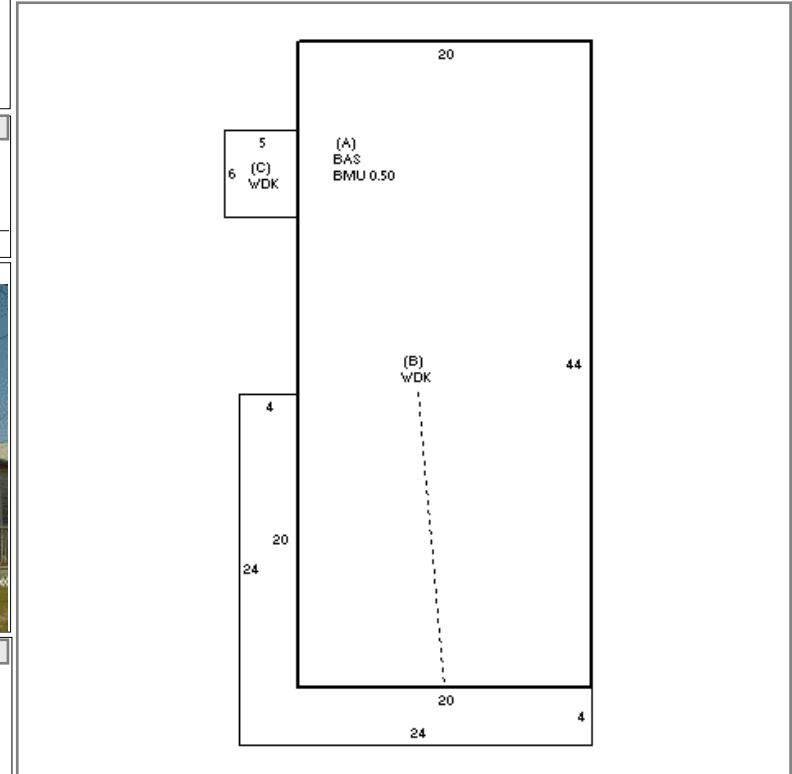
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| PTD | A | 1.00 | 20 0.80 | 2018 | 134 | 9.48 | 1,000 |



BLDG COMMENTS
FY12 FR- RANCH TO COTT/BUNG

B
U
I
L
D
I
N
G

| BUILDING | CD | ADJ | DESC | MEASURE | 6/13/2018 | JD |
|----------|----|------|----------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 1/28/2019 | JD |
| STYLE | 6 | 0.85 | COTT/BUNGALOW [100%] | REVIEW | 3/4/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1950 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 880 | DETAIL ADJ | 0.875 |
| \$NLA(RCN) | \$269 | 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 | \$2,100 | |
| # UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 440 | | 63.15 | 27,786 |
| EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 880 | 1950 | 217.65 | 191,533 |
| ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 206 | | 38.40 | 7,910 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 7,281.00 | 7,281 |
| FLOOR COVER | 6 | OTHER | 1.00 | | | | | | | | |
| INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | |
| HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | | | | | | | | |
| FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| TOTAL RCN | 236,610 | |
|----------------|-----------|----|
| CONDITION ELEM | CD | |
| EXTERIOR | A | |
| INTERIOR | A | |
| KITCHEN | G | |
| BATHS | G | |
| HEAT | U | |
| ELECT | U | |
| EFF.YR/AGE | 1991 / 31 | |
| COND | 25 25 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 24 % GD | 76 |
| RCNLD | \$179,800 | |