

Key: 7796

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.462

LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION				
O'BRIEN JOANN M TR 14 TAYLA DR WEYMOUTH, MA 02190				73-15-8-0				14 JULIAN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
O'BRIEN JOANN M TR				04/13/2018	F	1 (126653)						
O'BRIEN JOANN M				06/23/2017	F	1 (125339)						
O'BRIEN WILLIAM J				06/14/2004	A	1 (105496)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,400	HUM	1.00	100	1.00	100	1.00	R08	1.25		441,590

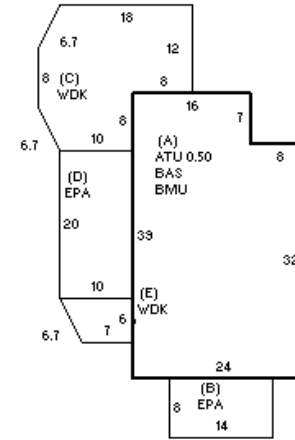
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08-488	10/10/2008	3	ALTERATIONS	27,650	09/09/2009	SJ	100	100
9+4-223	06/02/1994	5	SPLIT/SUB/LA		07/06/2005	SJ	100	100
		2	ADDITIONS				100	100

LEGALS AND

TOTAL	6,400 SF	ZONING	FRNT	41	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	441,600	401,500		
Inf1	FACTOR 100		BUILDING	236,500	210,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>678,100</b>	<b>611,800</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/9/2009	SJ
MODEL	1		RESIDENTIAL	LIST	9/9/2009	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/4/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR- RANCH TO COTT/BUNG

BUILDING

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	319,644
NET AREA	880	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	880		53.91	47,436		
\$NLA(RCN)	\$363	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	880	1950	232.58	204,667		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	440		40.70	17,908		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	312		99.22	30,956		
				FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	389		42.24	16,432		
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	99	N/A	1.00										
																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	\$236,500