

Key: 8022

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.701

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
O'BRIEN GEOFFREY P TR COUNTRY HOUSE RLTY TRUST 20 KEVIN'S WAY SCITUATE, MA 02066				52-1-1-0				227 C J CUSHING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'BRIEN GEOFFREY P TR				12/30/1986	QS	600,000	7384-93				
O'BRIEN PHILIP J TRUSTEE				01/01/1979	XX		4458-177				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	86	MULTI-USE COM				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0229	03/07/2022	3	ALTERATIONS	10,000	08/02/2022	JD	100	100
19-363	08/02/2019	5	SPLIT/SUB/LA		01/31/2019	JD	100	100
		7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	43,560	C04	1.00	100	1.00	100	1.00	341,615	1.00	100	0.85	341,620
203	A	1,000	C04	1.00	100	1.00	100	1.00	170,850	1.00	100	0.85	170,850
303	A	3,854	C04	1.00	100	1.00	100	1.00	16,830	1.00	100	0.85	64,860

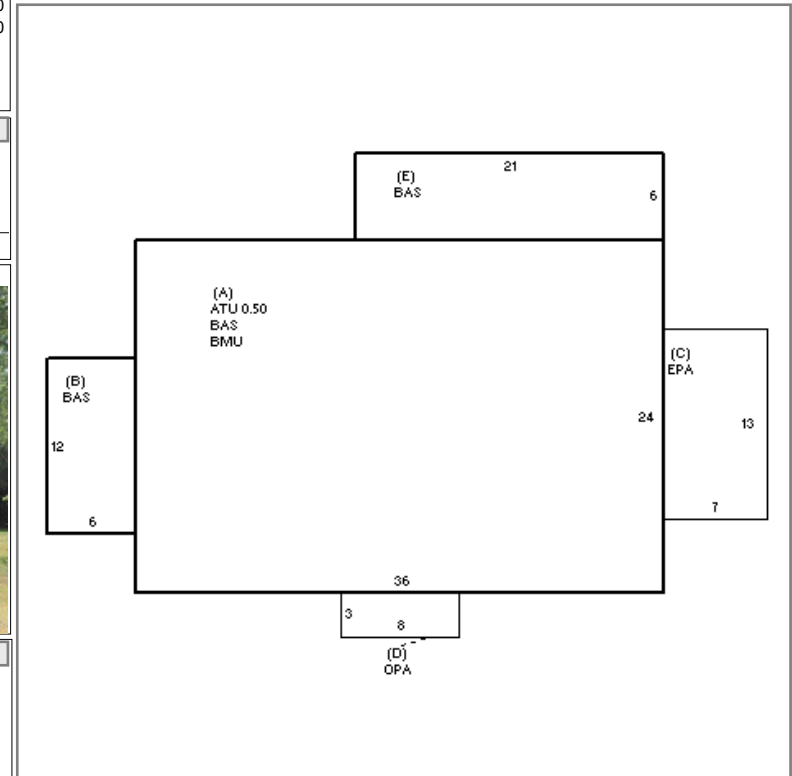
TOTAL	5.854 Acres	ZONING	FRNT	3,557	ASSESSED	CURRENT	PREVIOUS
Ngh	4	N O T E	PARENT OF 52-1-1-C		LAND	577,300	551,200
Inf1	FACTOR 100		BUILDING	342,700	304,800		
Inf2	PHY 100		DETACHED	52,900	49,800		
			OTHER	690,600	659,700		
			TOTAL	1,663,500	1,565,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		30,000	3.40	51,000
SW2	V	1.50	30 0.70		25	54.60	1,000
SHF	A	1.00	30 0.70 8X10		80	15.97	900



BUILDING	CD	ADJ	DESC	MEASURE	1/25/2022	PJK
MODEL	1		RESIDENTIAL	LIST	1/31/2019	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	8/2/2022	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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	864		59.11	51,070
EXT COVER	1	WD SHINGLES	1.00	A	ATU	N	ATTIC UNF	432		44.40	19,181
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,062	1932	315.33	334,876
ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	91		108.24	9,850
FLOOR COVER	3	W/W CARPET	1.00	D	OPA	N	OPEN PORCH	24		61.80	1,483
INT FINISH	2	DRYWALL	1.00	F11	O	O	FPL 1S 1OP	1		8,737.20	8,737
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								



YEAR BLT	1932	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,062	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$403	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH SHINGLES	1.00
				FLOOR COVER	3	W/W CARPET	1.00
				INT FINISH	2	DRYWALL	1.00
				HEATING/COOLING	2	HOT WATER	1.02
				FUEL SOURCE	1	OIL	1.00

TOTAL RCN	428,428	CONDITION ELEM	CD
EXTERIOR			G
INTERIOR			G
KITCHEN			G
BATHS			G
HEAT			U
ELECT			U
EFF.YR/AGE	2002 / 20		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD	\$342,700		

