

Key: 8295

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.909

LEGALS

LAND

DETACHED

BUILDING

INDING

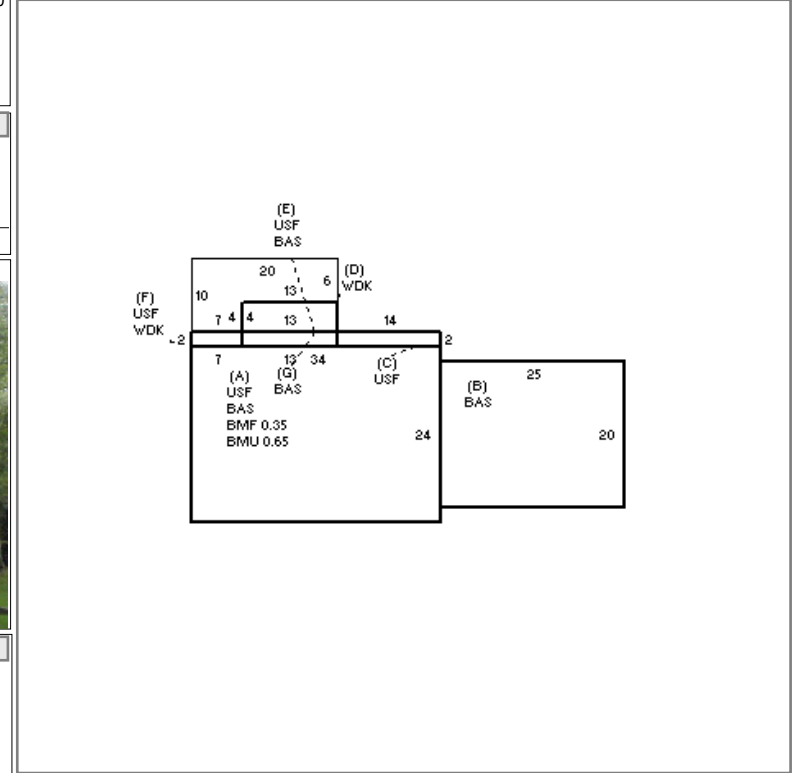
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| O'DONNELL TERENCE F & DEBORAH S/O O'DONNELL TERENCE F & 70 MAPLE ST SCITUATE, MA 02066 | | | | 36-2-3-B | | | | 70 MAPLE ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| O'DONNELL TERENCE F & O'DONNELL TERENCE F & DEB | | | | 08/16/2023 | F | 100 | 58193-276 | | | | |
| | | | | 01/02/2004 | QS | 488,000 | 27325-141 | | | | |
| GAGLIANO SAM J & CAROLE J | | | | 06/26/1992 | QS | 199,900 | 11076-111 | | | | |

| 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 | % |
| 05-190 | 04/27/2005 | 3 | ALTERATIONS | 3,000 | 07/12/2005 | SJ | 100 | 100 |
| 91-133 | 04/01/1991 | 2 | ADDITIONS | | | | 100 | 100 |
| 90-80 | 03/01/1990 | 3 | ALTERATIONS | | | | 100 | 100 |
| 88-259 | 05/01/1988 | 2 | ADDITIONS | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 40,000 | WS 1.00 | 100 | 1.00 | 374,000 | 1.00 | 100 | 1.00 | R03 | 0.85 | 343,430 |
| 300 | A | 0.009 | WS 1.00 | 100 | 1.00 | 16,830 | 1.00 | 100 | 1.00 | R03 | 0.85 | 150 |

| TOTAL | 40,380 SF | ZONING | FRNT | 170 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|----------|---------|----------|
| Ngh | W. SCITUATE | NOTE | | | LAND | 343,600 | 312,400 |
| Inf1 | FACTOR 100 | | BUILDING | 374,800 | 352,900 | | |
| Inf2 | PHY 100 | | DETACHED | 1,600 | 1,400 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 720,000 | 666,700 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 | 1989 | 30 | 17.03 | 400 |
| SHF | A | 1.00 | 20 0.80 | 2005 | 100 | 14.74 | 1,200 |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/20/2009 | PL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/20/2009 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/3/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1985 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 499,729 | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|------------|
| NET AREA | 2,278 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 530 | | 50.18 | 26,597 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$219 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | BMF | N | BSMT FINISH-SEP | 286 | | 70.45 | 20,148 | EXTERIOR | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,394 | 1985 | 201.04 | 280,250 | INTERIOR | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | USF | L | UPPER STORY FIN | 884 | 1985 | 182.82 | 161,617 | KITCHEN | | |
| | | | | FLOOR COVER | 13 | COMB | 1.00 | + | WDK | N | WOOD DECK | 162 | | 38.40 | 6,221 | BATHS | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | ELECT | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1990 / 32 |
| | | | | | | | | | | | | | | | | | COND | 25 25 % |
| | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | DEPR | 25 % GD 75 |
| | | | | | | | | | | | | | | | | | RCNLD | \$374,800 |