

Key: 834

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 767

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
Dwyer Michael & Courtney 39 Acorn St Scituate, MA 02066				32-9-15-0				39 Acorn St			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
Dwyer Michael & Courtney				08/22/2019	QS	599,900	51537-344				
Hunter Joan M & William J				02/16/2012	F	1 40986-189					
Hunter Paul J & Joan M				01/01/1969	QS	3462-155					

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	%
91-548	10/01/1991	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,040	SC 1.00	100 1.00	100 1.00	396,000	1.71	100 1.00	R04	0.90		342,600

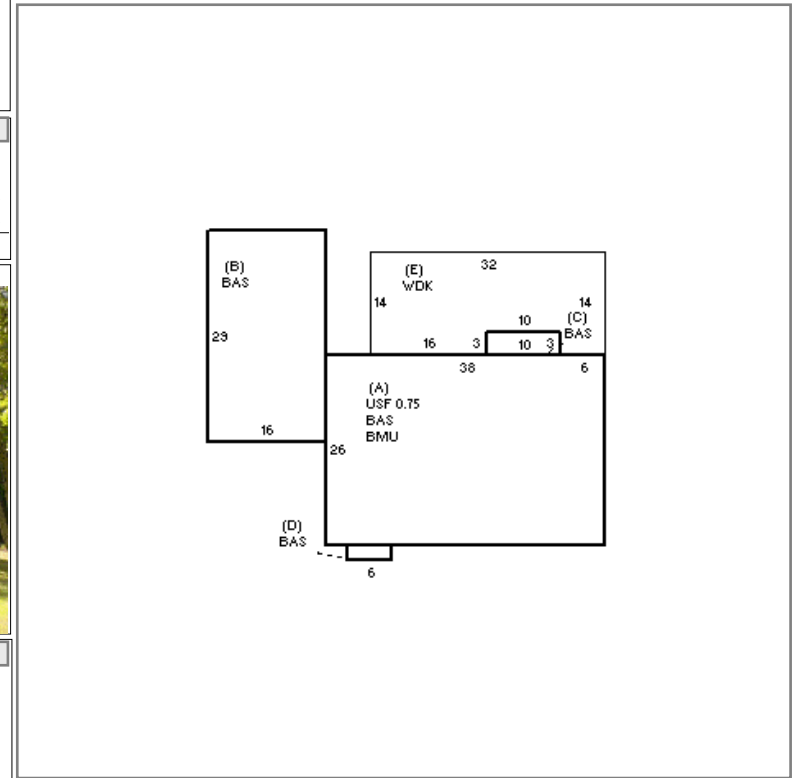
TOTAL	22,040 SF	ZONING	FRNT	302	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	342,600	328,800
Inf1	FACTOR 100		BUILDING	482,100	428,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	824,700	757,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/27/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/27/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/3/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
mls



YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	2,235	DETAIL ADJ	1.122
\$NLA(RCN)	\$277	OVERALL	1.000

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	988		52.05	51,428
EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	741	1965	221.69	164,273
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,494	1965	243.78	364,206
ROOF COVER	1	ASPH SHINGLES	1.00	E	WDK	N	WOOD DECK	418		42.24	17,656
FLOOR COVER	1	HARDWOOD	1.00	BMG	O	BSMT GARAGE		2		2,740.10	5,480
INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP		1		9,062.90	9,063
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	618,031
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$482,100