Key: 8428

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,035

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
O'BRIEN PATRICK H & CHRISTINE 20 ALEWIFE LANE SCITUATE, MA 02066	42-4-21-0	20 ALEWIFE LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
O'BRIEN PATRICK H & CHRIS	12/19/1991	D	71,000	10649-202
FIRST AMERICAN FINANCIAL	09/05/1990	XX		9931-121

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	%
		6	CYCL GROWTH		08/09/2006		100	100
98-493	09/29/1998	3	ALTERATIONS				100	100
91-867	12/10/1991	1	NEW CONST				100	100
		5	SPLIT/SUB/LA				100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS	1.00	100	1.00	100	1.00	484,000	1.00	100	1.00	TFP	1.10			444,440
300	A	0.007	WS	1.00	100	1.00	100	1.00	21,780	1.00	100	1.00	TFP	1.10			150

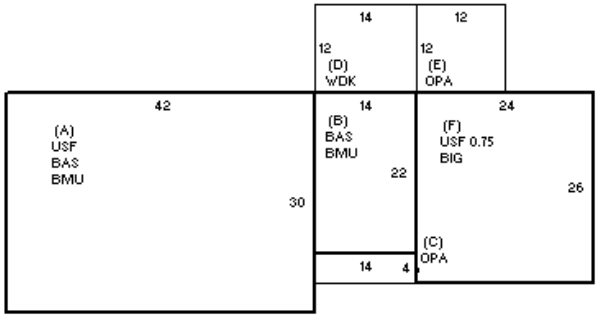
TOTAL	40,285 SF	ZONING		FRNT	38
Ngh	W. SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	444,600	367,400
BUILDING	638,400	592,700
DETACHED	19,600	18,700
OTHER	0	0
TOTAL	**1,102,600**	**978,800**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	30	0.70		1999	800	33.98	19,000
SHF	A	1.00	30	0.70			50	17.03	600

PHOTO 09/18/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/4/2015	SJ
LIST	5/4/2015	EST
REVIEW	3/3/2011	ER

BLDG COMMENTS

FY12 QUALITY CHANGE FROM VG TO AVG+ PER FIELD REVIEW.

YEAR BLT	1992	SIZE ADJ	1.000
NET AREA	3,296	DETAIL ADJ	1.040
$NLA(RCN)	$245	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$7,322
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,568		46.50	72,905
+	BAS	L	BASE AREA	1,568	1992	213.90	335,402
+	USF	L	UPPER STORY FIN	1,728	1992	194.52	336,137
+	OPA	N	OPEN PORCH	200		56.65	11,330
D	WDK	N	WOOD DECK	168		42.24	7,096
F	BIG	N	BUILT-IN GARAGE	624		47.93	29,907
	F11	O	FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN	808,107

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2000 / 22	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$638,400