

Key: 8445

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.052

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
O'GRADY THOMAS R & MOLLY J 26 NEAL GATE ST SCITUATE, MA 02066				58-2-2-A				26 NEAL GATE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'GRADY THOMAS R & MOLLY				06/07/2019	QS	1,225,000	51205-239				
CONDENZIO LEONARD D &				06/30/2015	QS	1,025,000	45742-211				
SCOTT COLIN & LORI M				09/12/2008	QS	911,600	36352-61				

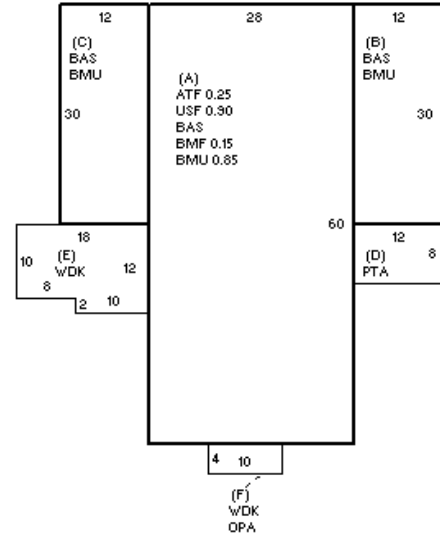
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
91-393	08/01/1991	3	ALTERATIONS				100	100
		2	ADDITIONS				100	100
		7	OTHERS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 GB	1.00	100	1.00	572,000	1.00	100	1.00	RV2	1.30	525,250
300	A	0.352 GB	1.00	100	1.00	25,740	1.00	100	1.00	RV2	1.30	9,060

DETACHED

TOTAL	1.270 Acres		ZONING	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH		NOTE			LAND	534,300	486,200
Inf1	FACTOR 100			BUILDING	1,173,400	1,009,900		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				<b>TOTAL</b>	<b>1,707,700</b>	<b>1,496,100</b>		



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/24/2003

BUILDING	CD	ADJ	DESC	MEASURE	12/20/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/20/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/1/2020	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,289,459
NET AREA	4,332	DETAIL ADJ	1.050	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,148		54.99	118,121	CONDITION ELEM	CD
\$NLA(RCN)	\$298	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	252		77.19	19,453	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,400	1989	266.80	640,328	INTERIOR	G
				ROOF COVER	2	WOOD SHINGLES	1.01	A	USF	L	UPPER STORY FIN	1,512	1989	242.63	366,855	KITCHEN	V
				FLOOR COVER	13	COMB	1.00	A	ATF	L	ATTIC FINISH	420	1989	172.38	72,401	BATHS	V
				INT FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO	96		20.85	2,002	HEAT	A
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	WDK	N	WOOD DECK	240		53.76	12,902	ELECT	A
				FUEL SOURCE	2	GAS	1.00	F	OPA	N	OPEN PORCH	40		72.10	2,884		
									BMG	O	BSMT GARAGE	2		3,487.40	6,975		
									F21	O	FPL 2S 1OP	3		11,534.13	34,602		

BLDG COMMENTS	MLS

EFF.YR/AGE	2013 / 9
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91

RCNLD	\$1,173,400