

Key: 86

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 68

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CURRENT OWNER				PARCEL ID				LOCATION			
QUINLAN TRACY L & SIMMONS JAMES				41-1-16-F				317 OLD OAKEN BUCKET RD			
317 OLD OAKEN BUCKET RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				QUINLAN TRACY L & FULLER RICHARD F & KERRI				02/16/2001	QS	255,000	19382-318
								07/17/1996	F	100	-
				QUINLAN ROBERT & KIRBY DE				12/31/1986	XX	7402-350	

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 %
89-599	10/03/1989	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,829	WS 1.00	100	1.00	100	1.00	374,000	4.02	100	1.00	R03 0.85	305,000

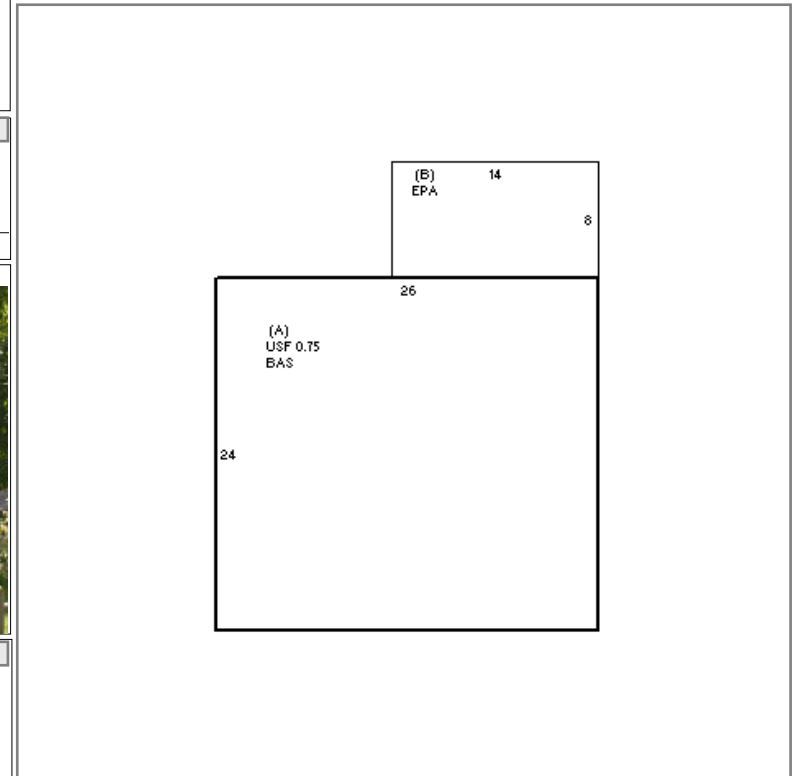
TOTAL	8,829 SF	ZONING	W. SCITUATE	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E		LAND	305,000	277,300		
Inf1	FACTOR 100		BUILDING	112,400	105,000			
Inf2	PHY 100		DETACHED	13,200	12,600			
			OTHER	0	0			
				TOTAL	430,600	394,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 30 0.70	GARAGE	1963	440	43.01	13,200



BUILDING	CD	ADJ	DESC	MEASURE	7/1/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/1/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/3/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
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YEAR BLT	1941	SIZE ADJ	1.000
NET AREA	1,092	DETAIL ADJ	1.100
\$NLA(RCN)	\$257	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,640	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	280,947
FOUNDATION	4	CONT BSMT WALL	1.00	A	BAS	L	BASE AREA	624	1941	255.53	159,452	CONDITION ELEM CD	
EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	468	1941	232.38	108,753	EXTERIOR	
ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	112		90.20	10,102	INTERIOR	
ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	
FLOOR COVER	99	N/A	1.00									BATHS	
INT FINISH	99	N/A	1.00									HEAT	
HEATING/COOLING	99	N/A	1.00									ELECT	
FUEL SOURCE	99	N/A	1.00									EFF.YR/AGE 1956 / 66	
												COND	56 56 %
												FUNC	4 PARTIAL HEAT
												ECON	0
												DEPR	60 % GD 40
												RCNLD	\$112,400