

Key: 936

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 870

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LENAHAN DEBORAH S 39 OAKHURST RD SCITUATE, MA 02066				48-2-34-0				39 OAKHURST RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LENAHAN DEBORAH S				08/01/2017	QS	695,000	(125546)				
GUILMETTE LARRY G & JANET				10/03/1994	QS	223,500	(87101)				
CHARNEY ROBERT J & LESLIE				05/13/1986	XX		73228-0				

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	%
23-0034	01/10/2023	3	ALTERATIONS	67,400	05/22/2023	NC	100	100
20-418	07/23/2020	3	ALTERATIONS	42,000	08/12/2021	JD	100	100
		7	OTHERS		07/05/2018	JD	100	100
05-532		3	ALTERATIONS	62,200	09/22/2008	SJ	100	100
08-393	08/22/2008	3	ALTERATIONS	20,000	08/06/2009	SJ	100	100

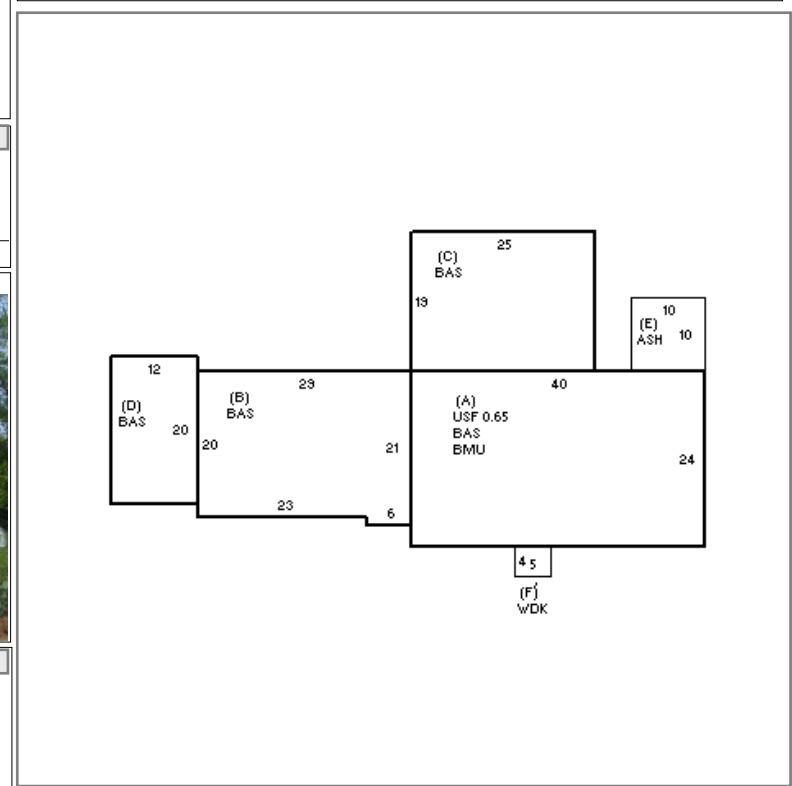
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,296	SC	1.00	1.00	396,000	1.63	1.00	R04	0.90		344,190

TOTAL	23,296 SF	ZONING	IN M49...	FRNT	124	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	IN M49...	LAND		344,200	330,300	
Inf1	FACTOR 100			BUILDING		569,700	465,700	
Inf2	PHY 100			DETACHED		34,100	32,500	
				OTHER		0	0	
				TOTAL		948,000	828,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBL	+	1.10	10 0.90 24 X 36	2007	864	43.86	34,100



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	10/6/2015	SJ
MODEL	1		RESIDENTIAL	LIST	7/5/2018	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	6/29/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,885	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	960		47.70	45,791
\$NLA(RCN)	\$238	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	624	1956	197.81	123,435
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	+	BAS	L	BASE AREA	2,021	1956	217.52	439,612
STORIES	1.65	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	D	BAS	L	BASE AREA	240	2023	217.52	52,205	
ROOMS	10	1.00	FLOOR COVER	1	HARDWOOD	1.00	E	ASH	N	ATT SHED	100		22.35	2,235	
BEDROOMS	5	1.00	INT FINISH	1	PLASTER	1.00	F	WDK	N	WOOD DECK	20		38.40	768	
BATHROOMS	2	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04	F22	O	FPL 2S 2OP	1			11,305.00	11,305	
# 1/2 BATHS	0	1.00	FUEL SOURCE	1	OIL	1.00	GEN	O	GENERATOR	1			0.00		
TOT FIXTURES	6	\$5,491					GFP	O	GAS FIREPLACE	1			5,556.00	5,556	
# UNITS	1	1.00													

TOTAL RCN	686,398
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$569,700