

Key: 940

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 874

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FENOGLIO DENISE M 45 OAKHURST RD SCITUATE, MA 02066				48-2-35-0				45 OAKHURST RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FENOGLIO DENISE M				08/30/2013	QS	395,000	(119534)				
WOOD JOSEPH S & NANCY M				08/26/2003	QS	410,000	(103969)				
WHITE JOHN P & BEVERLEY				01/01/1978	QS		59107-				

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	%
22-0413	04/22/2022	3	ALTERATIONS	15,500	07/20/2022	JD	100	100

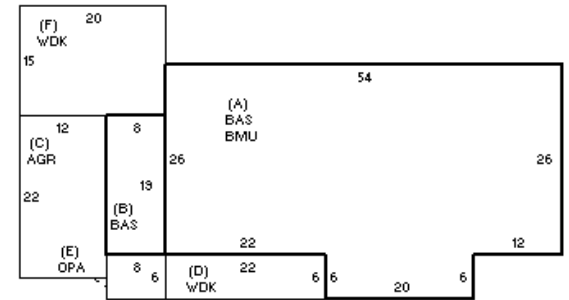
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,925	SC	1.00	100	1.00	100	1.00	R04	0.90		348,630

TOTAL	26,925 SF	ZONING	IN M49...	FRNT	140	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	348,600	334,500		
Infl1	FACTOR 100			BUILDING	280,200	249,200		
Infl2	PHY 100			DETACHED	2,000	1,900		
				OTHER	0	0		
<b>TOTAL</b>				<b>630,800</b>	<b>585,600</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	12 X 20	240	11.87	2,000



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/20/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/10/2011	KT
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	1,676	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,524		42.52	64,802
\$NLA(RCN)	\$246	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,676	1956	180.94	303,249
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	264	53.94	14,239
STORIES	1	1.00	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	432	38.40	16,589
ROOMS	6	1.00	1	1.00	FLOOR COVER	24	COMB	1.00	E	OPA	N	OPEN PORCH	48	51.50	2,472
BEDROOMS	3	1.00	1	1.00	INT FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1	7,281.00	7,281	
BATHROOMS	1	1.00			HEATING/COOLING	2	HOT WATER	1.02							
# 1/2 BATHS	1	1.00			FUEL SOURCE	1	OIL	1.00							
TOT FIXTURES	5	\$3,468													
# UNITS	1	1.00													

TOTAL RCN	412,100
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$280,200