

Key: 945

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 879

LEG
AL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| SCOLLANS ANN D C/O DAVID M. SCOLLANS 55 OAKHURST RD SCITUATE, MA 02066 | | | | 48-2-37-0 | | | | 55 OAKHURST RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| SCOLLANS ANN D | | | | 01/13/2003 | F | | (102691) | | | | |
| SCOLLANS ANN D | | | | 01/13/2003 | A | | 1 (102690) | | | | |
| SCOLLANS DAVID M TRUSTEE | | | | 07/25/1996 | XX | 100 | (L00089948) | | | | |

| 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 | % |
| | | | | | | | | |

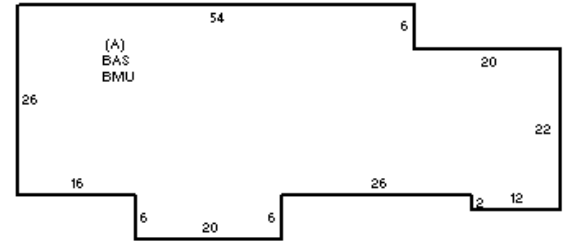
LAN
D

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|-------|-------|----------|-----|-------|-----|-----|------------|-----------|
| 100 | S | 40,000 | SC | 1.00 | 100 | 1.00 | 100 | 1.00 | | R04 | 0.90 | 363,640 |
| 300 | A | 0.120 | SC | 1.00 | 100 | 1.00 | 100 | 1.00 | | R04 | 0.90 | 2,140 |

DET
ACH
ED

| TOTAL | 1.038 Acres | ZONING | FRNT | 52 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-------------|---|----------|---------|----------|----------------|----------------|
| Ngh | SCITUATE | NOTE LIFE ESTATE/REM DAVID M TRUSTEE.... | | | LAND | 365,800 | 351,100 |
| Infl1 | FACTOR 100 | | BUILDING | 327,800 | 295,800 | | |
| Infl2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| TOTAL | | | | | | 693,600 | 646,900 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



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| BUILDING | CD | ADJ | DESC | MEASURE | 7/23/2009 | PL |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/23/2009 | |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 3/10/2011 | KT |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1957 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 475,141 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,948 | DETAIL ADJ | 0.867 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,948 | | 44.64 | 86,964 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$244 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 1,948 | 1957 | 193.20 | 376,353 | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | | F11 | O | FPL 1S 10P | 1 | | 8,009.10 | 8,009 | EXTERIOR | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | | | | | | | | INTERIOR | | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | | | | | | | | | KITCHEN | | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | | | | | | | | BATHS | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | HEAT | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | ELECT | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1972 / 50 |
| | | | | | | | | | | | | | | | | | | COND | 31 31 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 31 % GD 69 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$327,800 |