

Key: 955

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 889

LEGAL

LAND

DETACHED

BUILDING

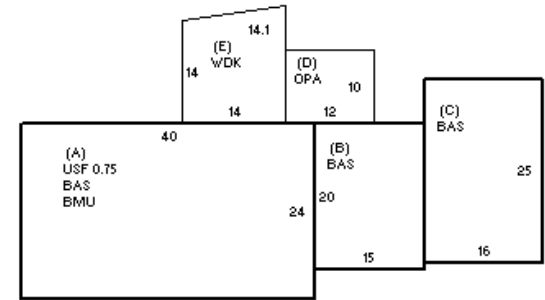
CURRENT OWNER				PARCEL ID				LOCATION			
CAMPAGNA CARL N TR 34 OAKHURST RD SCITUATE, MA 02066				48-2-41-0				34 OAKHURST RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAMPAGNA CARL N TR				04/24/2012	F		1 (117329)				
CAMPAGNA CARL N				01/01/1969	QS		(42004)				
ROSS JOSEPH E & MERCEDES				01/01/1957	XX		2500-105				

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	%
06-371	06/26/2006	3	ALTERATIONS	15,000	07/24/2007	SJ	100	100
96-566	11/20/1996	3	ALTERATIONS				100	100
95-702	12/04/1995	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,251	SC 1.00	100	1.00	396,000	1.57	100	1.00	R04	0.90	345,380

TOTAL	24,251 SF	ZONING	FRNT	128	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E IN M49. . . .			LAND	345,400	331,400
Infl1	FACTOR 100		BUILDING	402,000	362,800		
Infl2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
					TOTAL	747,600	694,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BUILDING	CD	ADJ	DESC	MEASURE	7/23/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/10/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

OTHER FIX=SINK

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	582,621		
NET AREA	2,380	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	960		47.70	45,791	CONDITION ELEM	CD		
\$NLA(RCN)	\$245	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	720	1956	199.60	143,713				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,660	1956	219.49	364,351	EXTERIOR			
				ROOF COVER	1	ASP SHINGLES	1.00	D	OPA	N	OPEN PORCH	120		51.50	6,180	INTERIOR			
				FLOOR COVER	99	N/A	1.00	E	WDK	N	WOOD DECK	210		38.40	8,064	KITCHEN			
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	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	\$402,000