

Key: 994

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 947

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KELEHER PAUL FRANCIS & CHANTAL 35 ABERDEEN DR SCITUATE, MA 02066				26-5-56-B				35 ABERDEEN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KELEHER PAUL FRANCIS & CH				03/31/2010	QS	492,000	38378-313				
ATKINSON SALLY				10/04/2004	QS	560,000	29193-331				
FITZPATRICK TODD A & JESS				11/14/1997	QS	225,000	15648-61				

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	%
07-467	08/10/2007	2	ADDITIONS	28,000	06/17/2008	SJ	100	100
050556	09/01/2005	3	ALTERATIONS	5,220	06/21/2006	SJ	100	100
		6	CYCL GROWTH				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,570	SC 1.00	100	1.00	396,000	1.74	100	1.00	R04	0.90	342,000

DETACHED

TOTAL	21,562 SF	ZONING	NOOTE	FRNT	112	ASSESSED	LAND 342,000 BUILDING 306,300 DETACHED 15,800 OTHER 0 TOTAL 664,100	CURRENT	328,200 288,300 15,000 0 631,500	PREVIOUS	328,200 288,300 15,000 0 631,500										
Ngh	SCITUATE	Inf1	FACTOR 100	Inf2	PHY 100	TY	GFU	QUAL	L	COND	0.80 30 0.70	DIM/NOTE	GARAGE/LOFT	YB		UNITS	572	ADJ PRICE	39.43	RCNLD	15,800

BUILDING	CD	ADJ	DESC	MEASURE	10/27/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/27/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/11/2011	KT
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS FY12 FR-G TO AVE		
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	408,376
NET AREA	1,708	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	470		53.72	25,248	CONDITION ELEM	CD
\$NLA(RCN)	\$239	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	202		75.41	15,233	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	700	1966	196.58	137,604	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,008	1966	216.16	217,892	KITCHEN	
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS	
				INT FINISH	99	N/A	1.00									HEAT	
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	
				FUEL SOURCE	99	N/A	1.00										

PHOTO 10/07/2003

BUILDING

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EFF.YR/AGE	1990 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$306,300