

Key: 1006

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 959

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCGUIRE ERICA & GAVIN 55 ARBORWAY DR SCITUATE, MA 02066				26-5-43-0				55 ARBORWAY DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCGUIRE ERICA & GAVIN				08/17/2020	QS	500,000	53263-244				
POTORSKI NANCY R				03/07/2019	F	100	50877-120				
POTORSKI NANCY R LE				09/13/2016	F	100	47449-268				

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	%
00-482	10/01/2000	3	ALTERATIONS				100	100
96-246	06/01/1996	3	ALTERATIONS				100	100

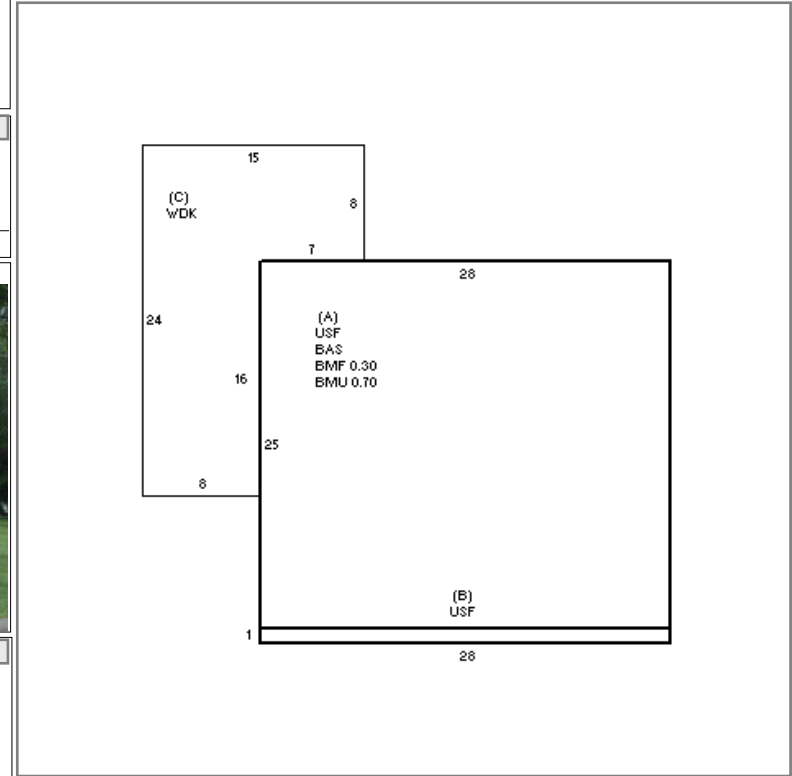
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,830	SC 1.00	100	1.00	100	1.00		R04	0.90		342,330

TOTAL	21,830 SF	ZONING	FRNT	154	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	342,300	328,500
Inf1	FACTOR 100		BUILDING	236,200	218,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>578,500</b>	<b>547,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	7/1/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/1/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	2/3/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,428	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	490		52.92	25,931
\$NLA(RCN)	\$251	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	210		74.29	15,601
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	700	1959	216.28	151,397
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	728	1959	196.68	143,186
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	248		38.40	9,523
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
				HEATING/COOLING	1	FORCED AIR	1.00		GEN	O	GENERATOR	1		0.00	
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	357,877
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1970 / 52
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$236,200