

Key: 1049

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 998

LEGAL

LAND

DETACHED

BUILDING

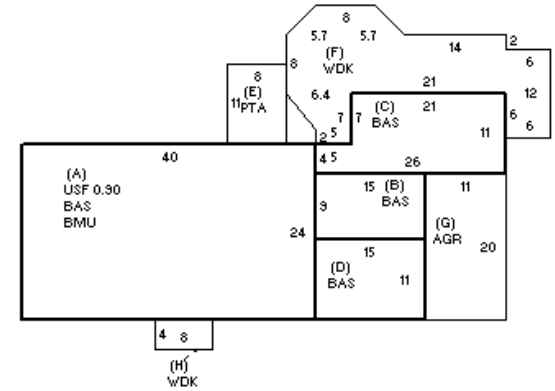
CURRENT OWNER				PARCEL ID				LOCATION			
MCNABB EDWARD J III & JESSICA F				48-2-5-0				23 HUGHEY RD			
23 HUGHEY RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				MCNABB EDWARD J III & CROWLEY MICHAEL F & VICKI				09/29/2022	QS	755,000	(134544)
				STANGL DAVID P & CYNTHIA				08/22/1990	QS	175,000	(80524)
								03/30/1983	XX		(C00067319)

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	%
		7	OTHERS		10/03/2022	JD	100	100
		2	ADDITIONS		03/29/2004	PJB	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,436	SC	1.00	100	1.00	100	1.00	R04	0.90		345,610

TOTAL	24,436 SF	ZONING	FRNT	118	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	345,600	331,700
Inf1	FACTOR 100		BUILDING	444,400	396,600		
Inf2	PHY 100		DETACHED	2,400	1,500		
			OTHER	0	0		
			TOTAL		792,400	729,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X10		80	15.97	1,000
SHF	A	1.00	10 0.90 8X14		112	14.21	1,400
APO	A	1.00	NV 0.00 16' ROUND		1	80.70	



BUILDING	CD	ADJ	DESC	MEASURE	8/5/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	6/27/2023	NC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	600,538
NET AREA	2,375	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	960		47.70	45,791		
\$NLA(RCN)	\$253	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	864	1957	199.60	172,455		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,511	1957	219.49	331,647		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	PTA	N	PATIO	88		14.90	1,311		
				FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	437		38.40	16,781		
				INT FINISH	1	PLASTER	1.00	G	AGR	N	ATT GARAGE	220		58.12	12,787		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1			8,239.00	8,239		
				FUEL SOURCE	2	GAS	1.00	HTB	O	HOT TUB	1			3,449.00	3,449		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	G
																BATHS	A
																HEAT	U
																ELECT	U
																EFF.YR/AGE	1984 / 38
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$444,400