

Key: 1075

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.024

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCNEIL WILLIAM & ELAINE 79 ABERDEEN DR SCITUATE, MA 02066				26-5-27-0				79 ABERDEEN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCNEIL WILLIAM & ELAINE				06/07/2017	QS	650,000	48516-306				
ADAMS JENNIFER R TR &				08/21/2015	F	1	45951-20				
ADAMS JENNIFER R				08/21/2015	F	1	45951-18				

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	%
17-578	09/06/2017	3	ALTERATIONS	23,000	03/29/2018	JD	100	100
04-251	05/07/2004	2	ADDITIONS	79,000	05/25/2005	SJ	100	100
		2	ADDITIONS		07/13/2004	SJ	100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,098	SC 1.00	100	1.00	396,000	1.86	100	1.00	R04	0.90	340,090

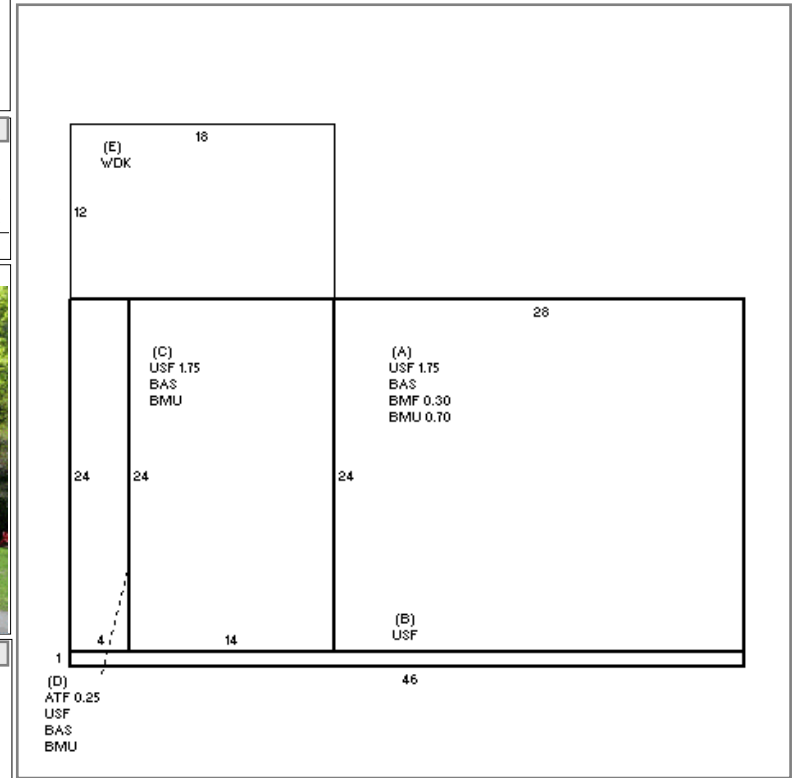
TOTAL	20,081 SF	ZONING	SCITUATE	FRNT	162	ASSESSED	340,100	CURRENT	326,400	PREVIOUS	326,400
Ngh	SCITUATE	NOTE		LAND	513,100	BUILDING	200	DETACHED	0	OTHER	0
Inf1	FACTOR 100		LAND	0	TOTAL	853,400	PREVIOUS	803,100			
Inf2	PHY 100										

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



PHOTO 05/22/2007

BLDG COMMENTS
FY12 FR-G TO AVE
OUTSIDE SHOWER



BUILDING	CD	ADJ	DESC	MEASURE	3/29/2018	JD
MODEL	1		RESIDENTIAL	LIST	3/29/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/11/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	3,034	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	902		45.89	41,392	
\$NLA(RCN)	\$209	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	202		64.42	13,013	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	672	1960	194.54	130,733
STORIES	2.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,222	1960	176.92	216,191		
ROOMS	9	1.00	FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	432	2004	194.54	84,043		
BEDROOMS	3	1.00	INT FINISH	99	N/A	1.00	+	USF	L	UPPER STORY FIN	684	2004	176.92	121,011		
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	D	ATF	L	ATTIC FINISH	24	2004	125.71	3,017		
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	E	WDK	N	WOOD DECK	216		38.40	8,294		
TOT FIXTURES	8	\$6,592						F31	O	FPL 3S 10P	1		9,197.00	9,197		
# UNITS	1	1.00														

TOTAL RCN	633,483
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	
ELECT	
EFF.YR/AGE	2003 / 19
COND	18 18 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$513,100