

Key: 10896

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.417

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCDERMOTT JAMES M TR 76 INDIAN WIND DR SCITUATE, MA 02066				10-1-7-0				76 INDIAN WIND DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCDERMOTT JAMES M TR				01/06/2022	F	1	56285-114				
RICHARDSON MARGARET A				12/09/2004	F	-100	29631-270				
RICHARDSON MICHAEL R				08/29/1995	QS	425,000	13793-288				

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	%
97-251	05/19/1997	7	OTHERS				100	100
	10/01/1993	1	NEW CONST				100	100
		6	CYCL GROWTH				100	100

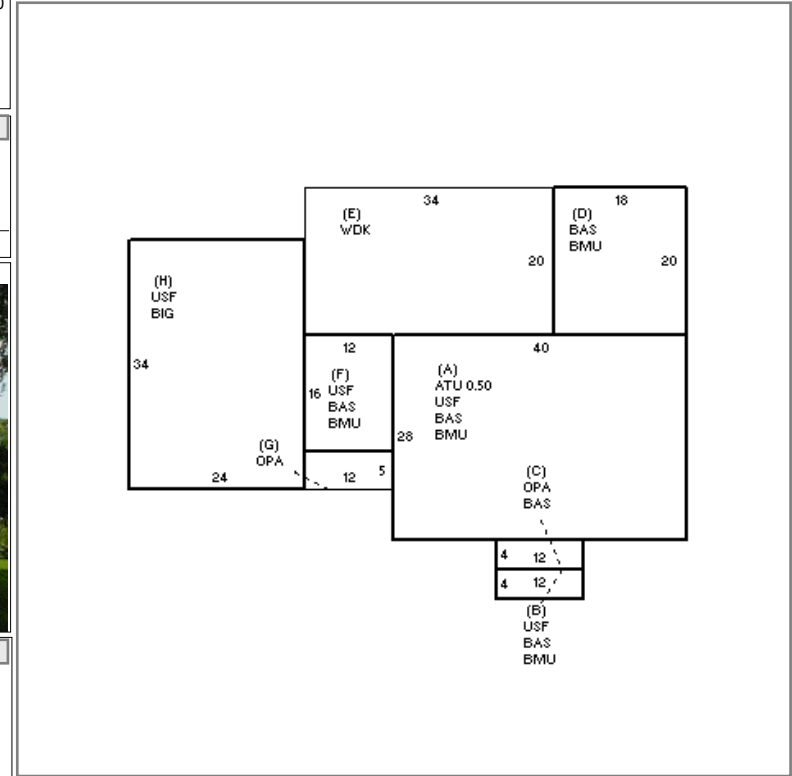
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R05	1.00	404,040
300	A	0.772	WS 1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00	15,290

TOTAL	1.690 Acres	ZONING	FRNT	193	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	419,300	382,000
Inf1	FACTOR 100		BUILDING	835,900	774,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,255,200	1,156,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 QUALITY CHANGE FROM VG TO GD PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	3/19/2009	PL
MODEL	1		RESIDENTIAL	LIST	3/19/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/2/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,944	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,720		49.81	85,678
\$NLA(RCN)	\$268	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	2,176	1995	205.90	448,043
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	560		44.40	24,864
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	1,768	1995	226.42	400,306
				FLOOR COVER	13	COMB	1.00	E	WDK	N	WOOD DECK	680		46.08	31,334
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	108		61.80	6,674
				HEATING/COOLING	2	HOT WATER	1.02	H	BIG	N	BUILT-IN GARAGE	816		49.22	40,164
				FUEL SOURCE	99	N/A	1.00		FPL	O	FIREPLACE	1		9,375.60	9,376
									WPL	O	WHIRLPOOL-ADD	1		2,758.80	2,759

TOTAL RCN	1,058,096
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$835,900