

Key: 10949

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.464

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION      |  |  |  |
|---|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| MCNALLY JOSEPH L & MARY JO<br>21 HICKORY LN<br>SCITUATE, MA 02066 |  |  |  | 34-31-27-W |    |            |              | 21 HICKORY LN |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |               |  |  |  |
| MCNALLY JOSEPH L & MARY J   |  |  |  | 04/16/1997 | D  | 90,000     | 15100-306    |               |  |  |  |
| LIVINGSTONE RAYMOND J II  |  |  |  | 01/19/1995 | QS | 90,000     | 13382-187    |               |  |  |  |

| 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    | %   |
| 06-431 | 07/25/2006 | 3             | ALTERATIONS | 28,000 | 06/21/2007 | SJ | 100    | 100 |
| 99-366 | 07/12/1999 | 3             | ALTERATIONS |        |            |    | 100    | 100 |
| 95-23  | 01/01/1995 | 1             | NEW CONST   |        |            |    | 100    | 100 |
|        |            | 6             | CYCL GROWTH |        |            |    | 100    | 100 |

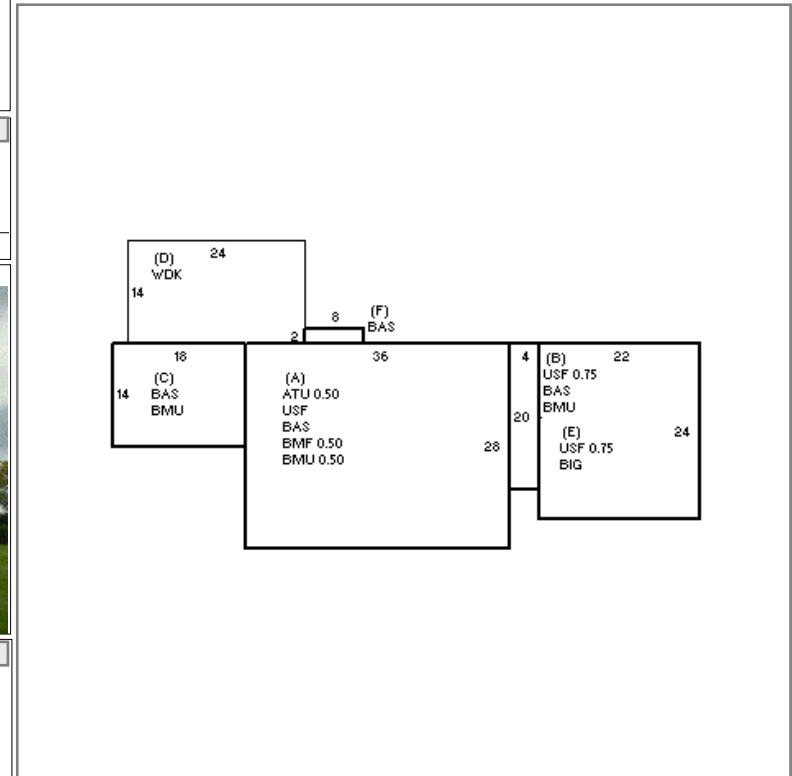
LAND

| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3    | Lpi  | VC  | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|---------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 21,643   | OS 1.00 | 100  | 1.00 | 100      | 1.00 | 528,000 | 1.74 | 100 | 1.00       | R05 1.20  | 456,130 |

DETACHED

|       |            |        |          |           |          |         |          |
|-------|------------|--------|----------|-----------|----------|---------|----------|
| TOTAL | 21,643 SF  | ZONING | FRNT     | 130       | ASSESSED | CURRENT | PREVIOUS |
| Ngh   | OCEANSIDE  | NOTE   | LAND     | 456,100   | 414,700  |         |          |
| Inf1  | FACTOR 100 |        | BUILDING | 625,000   | 579,200  |         |          |
| Inf2  | PHY 100    |        | DETACHED | 0         | 0        |         |          |
|       |            |        | OTHER    | 0         | 0        |         |          |
|       |            |        | TOTAL    | 1,081,100 | 993,900  |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 10/16/2015 | SJ  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 10/16/2015 | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 3/1/2011   | ER  |
| QUALITY  | G  | 1.20 | GOOD [100%]       |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

| BLDG COMMENTS |  |  |
|---------------|--|--|
|               |  |  |

INDING

| YEAR BLT   | 1997      | SIZE ADJ   | 1.000 | ELEMENT   | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 791,096 |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|------------|-----------|------------|-------|---|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|-----------|--|------|----|------|------|---|--|------|---|--|------|----|---------|-------|-----------|--|
| NET AREA   | 2,820     | DETAIL ADJ | 1.020 | FOUNDATION  | 4  | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 836   |      | 52.49     | 43,882  | CONDITION ELEM | CD      |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| \$NLA(RCN) | \$281     | OVERALL    | 1.000 | EXT COVER   | 2  | CLAPBOARD      | 1.00 | A | BMF | N | BSMT FINISH-SEP | 504   |      | 73.69     | 37,138  | EXTERIOR       |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | ROOF SHAPE  | 1  | GABLE          | 1.00 | + | USF | L | UPPER STORY FIN | 1,464 | 1997 | 212.35    | 310,880 | INTERIOR       |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | ROOF COVER  | 1  | ASPH SHINGLES  | 1.00 | A | ATU | N | ATTIC UNF       | 504   |      | 44.40     | 22,378  | KITCHEN        |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | FLOOR COVER   | 13 | COMB           | 1.00 | D | WDK | N | WOOD DECK       | 336   |      | 46.08     | 15,482  | BATHS          |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | INT FINISH  | 2  | DRYWALL        | 1.00 | E | BIG | N | BUILT-IN GARAGE | 528   |      | 53.28     | 28,130  | HEAT           |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | HEATING/COOLING   | 2  | HOT WATER      | 1.02 | + | BAS | L | BASE AREA       | 1,356 | 1997 | 233.51    | 316,636 | ELECT          |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | FUEL SOURCE   | 2  | GAS            | 1.00 |   | F11 | O | FPL 1S 10P      | 1     |      | 8,737.20  | 8,737   |                |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | <table border="1"> <tr> <th>EFF.YR/AGE</th> <td colspan="2">2000 / 22</td> </tr> <tr> <td>COND</td> <td>20</td> <td>20 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>21</td> <td>% GD 79</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$625,000</td> </tr> </table> |    |                |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 2000 / 22 |  | COND | 20 | 20 % | FUNC | 0 |  | ECON | 0 |  | DEPR | 21 | % GD 79 | RCNLD | \$625,000 |  |
| EFF.YR/AGE | 2000 / 22 |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |                |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| COND       | 20        | 20 %       |       |   |    |                |      |   |     |   |                 |       |      |           |         |                |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| FUNC       | 0         |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |                |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| ECON       | 0         |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |                |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| DEPR       | 21        | % GD 79    |       |   |    |                |      |   |     |   |                 |       |      |           |         |                |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| RCNLD      | \$625,000 |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |                |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |