

Key: 1100

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.049

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCLEAN SHARON T & JAMES P 46 ABERDEEN DRIVE SCITUATE, MA 02066				26-5-19-0				46 ABERDEEN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCLEAN SHARON T & JAMES P				07/29/2002	QS	320,000	22512-2				
ADAMS GRANT W & MARY				12/21/1981	XX		5094-225				
MORRISON ROBERT N AND ETH				01/01/1963	XX		2931-425				

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	%
15-746	11/05/2015	3	ALTERATIONS	10,000	06/21/2016	SJ	100	100
		6	CYCL GROWTH		06/27/2011	SJ	100	100
03-388	07/15/2003	3	ALTERATIONS	2,500	07/13/2004	SJ	100	100
90-489	08/01/1990	3	ALTERATIONS				100	100

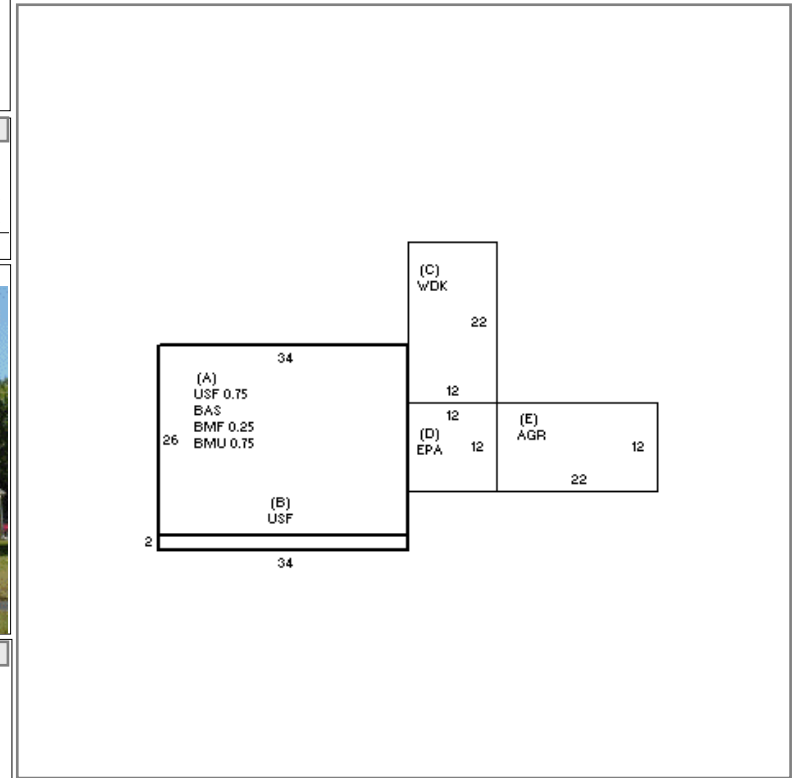
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	SC	1.00	100	1.00	100	1.00	R04	0.90		339,960

TOTAL	20,000 SF	ZONING	FRNT	284	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,000	326,200
Inf1	FACTOR 100		BUILDING	359,900	324,400		
Inf2	PHY 100		DETACHED	1,900	1,800		
			OTHER	0	0		
					TOTAL	701,800	652,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90		160	12.89	1,900



BUILDING	CD	ADJ	DESC	MEASURE	6/27/2011	SJ
MODEL	1		RESIDENTIAL	LIST	6/27/2011	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	3/11/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [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	1,615	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	663		53.81	35,677
\$NLA(RCN)	\$297	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	221		75.54	16,695
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	884	1960	240.67	212,754
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	731	1960	218.87	159,992
				FLOOR COVER	99	N/A	1.00	C	WDK	N	WOOD DECK	264		42.24	11,152
				INT FINISH	99	N/A	1.00	D	EPA	N	ENCLOSED PORCH	144		99.22	14,288
				HEATING/COOLING	11	HW/COOL AIR	1.04	E	AGR	N	ATT GARAGE	264		59.33	15,663
				FUEL SOURCE	99	N/A	1.00	F21	O		FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	479,860	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE		1990 / 32	
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD	\$359,900		