

Key: 11005

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.529

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCDONALD JOSEPH T & JESSICA A 13 HERITAGE TRL SCITUATE, MA 02066				18-1-6-D				13 HERITAGE TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCDONALD JOSEPH T & JESSI				06/29/2012	QS	729,900	41583-60				
BENJAMIN ADAM L & NICOLE				11/17/2000	QS	585,000	19076-189				
CRONIN BRIAN M & SUSAN A				09/27/1996	QS	339,000	14683-3				

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	%
08-307	07/14/2008	3	ALTERATIONS	48,000	06/22/2009	SJ	100	100
96-08	01/01/1996	6	CYCL GROWTH		06/15/2005		100	100
		1	NEW CONST				100	100

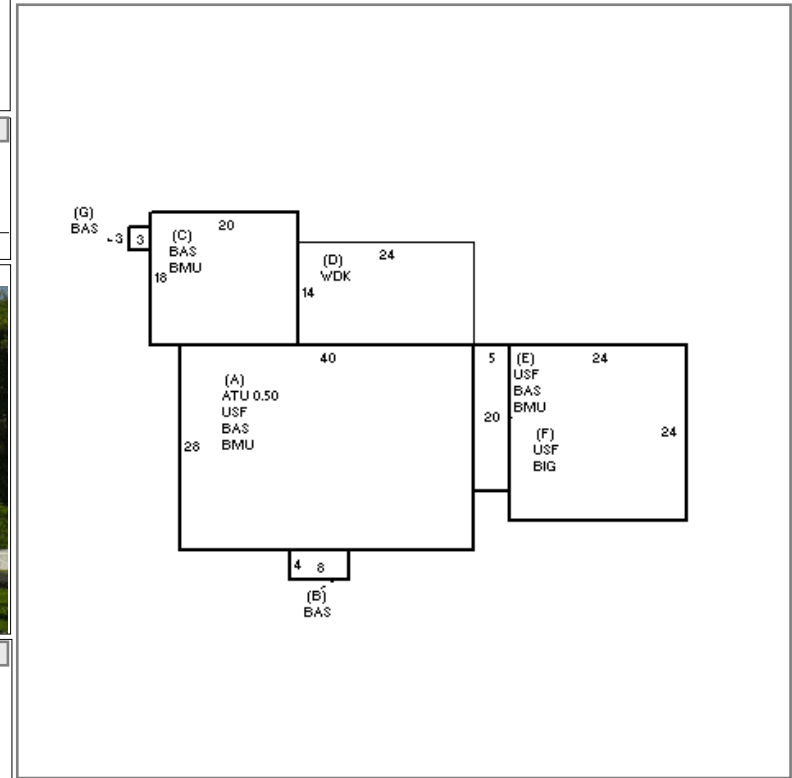
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	26,438	WS 1.00	100	1.00	100	1.00	440,000	1.45	100	1.00	R05 1.00	386,720

TOTAL	26,441 SF	ZONING	FRNT	19	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	386,700	351,600
Inf1	FACTOR 100		BUILDING	730,300	677,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,117,000	1,029,000	

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	5/5/2011	SJ
MODEL	1		RESIDENTIAL	LIST	5/5/2011	
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/1/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	924,386
NET AREA	3,417	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,580		50.67	80,062		
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,796	1997	211.25	379,405		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	560		44.40	24,864		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,621	1997	232.30	376,555		
				FLOOR COVER	13	COMB	1.00	D	WDK	N	WOOD DECK	336		46.08	15,482		
				INT FINISH	2	DRYWALL	1.00	F	BIG	N	BUILT-IN GARAGE	576		53.22	30,655		
				HEATING/COOLING	11	HW/COOL AIR	1.04		FPL	O	FIREPLACE	1		9,375.60	9,376		
				FUEL SOURCE	99	N/A	1.00										

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	\$7,987
# UNITS	1	1.00

EFF.YR/AGE	2000 / 22	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$730,300	