

Key: 11115

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.577

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| MCGUIGGIN DANIEL C & JENNIFER 14 FOX VINE LN SCITUATE, MA 02066 | | | | 25-2-6-L | | | | 14 FOX VINE LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MCGUIGGIN DANIEL C & JENN | | | | 07/02/2007 | QS | 670,000 | (110751) | | | | |
| SIRVA RELOCATION LLC | | | | 07/02/2007 | R | 712,000 | (110750) | | | | |
| GALLAGHER ROBERT J & SUSAN | | | | 10/30/1998 | QS | 358,000 | (C94358) | | | | |

| 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 | % |
| 05-796 | 12/01/2005 | 3 | ALTERATIONS | 17,000 | 06/15/2006 | SJ | 100 | 100 |
| | | 3 | ALTERATIONS | | 03/25/2004 | PJB | 100 | 100 |
| 02-652 | 11/05/2002 | 3 | ALTERATIONS | | | | 100 | 100 |
| 97-631 | 11/03/1997 | 1 | NEW CONST | | | | 100 | 100 |

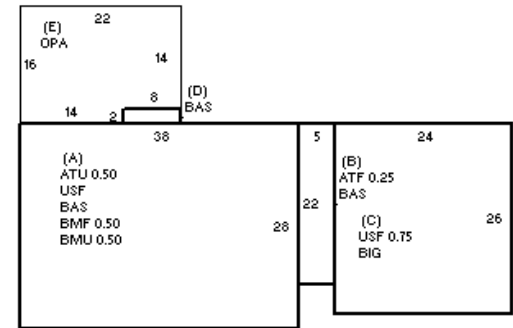
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|---------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 20,000 | NS 1.00 | 100 | 1.00 | 100 | 1.00 | 440,000 | 1.87 | 100 | 1.00 | R04 1.00 | 377,740 |

| TOTAL | 19,994 SF | ZONING | FRNT | 91 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|--------|----------|---------|----------|---------|----------|
| Ngh | NO. SCITUATE | NOTE | LAND | 377,700 | 343,400 | | |
| Inf1 | FACTOR 100 | | BUILDING | 570,200 | 528,500 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | TOTAL | | 947,900 | 871,900 | | |

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



| BLDG COMMENTS |
|--------------------|
| FY12 FR- VG TO AVG |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/5/2015 | SJ |
|----------|----|------|---------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/5/2015 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/1/2011 | ER |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1998 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 2,750 | DETAIL ADJ | 1.040 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 532 | | 50.99 | 27,125 |
| \$NLA(RCN) | \$262 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | BMF | N | BSMT FINISH-SEP | 532 | | 71.58 | 38,079 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 1,532 | 1998 | 199.13 | 305,065 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | A | ATU | N | ATTIC UNF | 532 | | 40.70 | 21,652 |
| | | | | FLOOR COVER | 13 | COMB | 1.00 | + | BAS | L | BASE AREA | 1,190 | 1998 | 218.97 | 260,574 |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | B | ATF | L | ATTIC FINISH | 28 | 1998 | 141.47 | 3,961 |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | C | BIG | N | BUILT-IN GARAGE | 624 | | 47.93 | 29,907 |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | E | OPA | N | OPEN PORCH | 336 | | 56.65 | 19,034 |
| | | | | | | | | | F21 | O | FPL 2S 1OP | 1 | | 9,062.90 | 9,063 |

| TOTAL RCN | 721,782 |
|----------------|------------|
| 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 | \$570,200 |