

Key: 11117

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.579

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
M'CLOUGHLIN MATTHEW S & ERIN S/O MANNA THOMAS A TR. 54 GROVE STREET KINGSTON, MA 02364				25-2-6-N				6 FOX VINE LN			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				MANNA THOMAS A TR.				10/04/2023	F	100	(127250)
M'CLOUGHLIN MATTHEW S & ER				08/02/2018	O	630,000	(127250)				
ANACLETO JOHN R JR & JENN				06/22/2007	QS	705,500	(110697)				

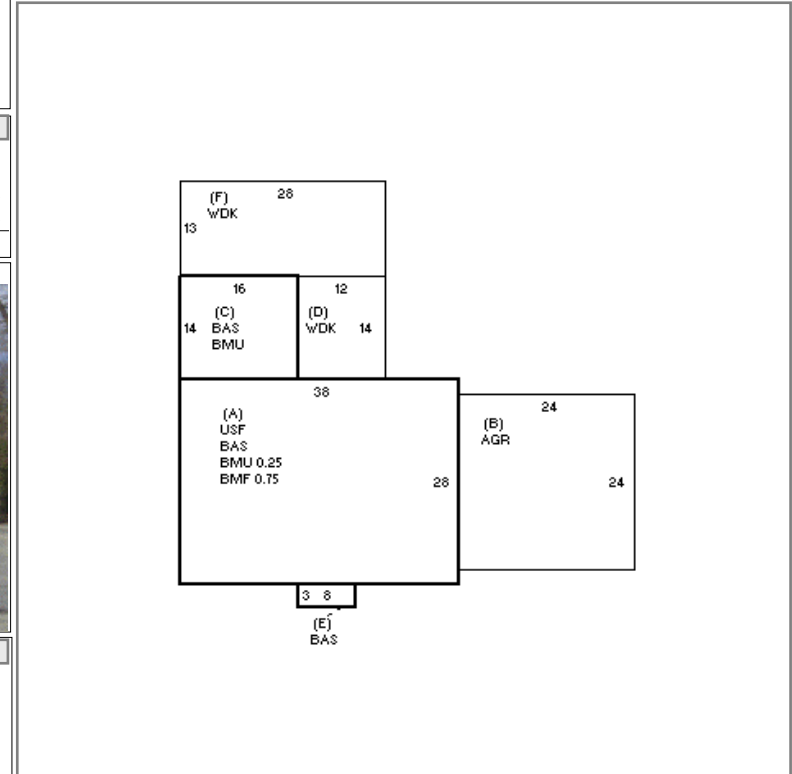
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-557	08/23/2018	3	ALTERATIONS	90,000	07/09/2019	JD	100	100
		7	OTHERS		06/15/2006	SJ	100	100
06-210	04/18/2006	3	ALTERATIONS	7,000	06/15/2006	SJ	100	100
06-210	04/18/2006	3	ALTERATIONS	7,000	06/11/2007	SJ	100	100
04-752	11/10/2004	7	OTHERS	4,000	05/23/2005	SJ	100	100

TOTAL	19,994 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE	LAND	377,700	343,400		
Inf1	FACTOR 100		BUILDING	615,300	569,100		
Inf2	PHY 100		DETACHED	1,900	1,800		
			OTHER	0	0		
			TOTAL	994,900	914,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10 X 16	2005	160	12.89	1,900



BLDG COMMENTS
Outside Shower



BUILDING	CD	ADJ	DESC	MEASURE	7/9/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/9/2019	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	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	654,627			
NET AREA	2,376	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	798		68.13	54,369	CONDITION ELEM	CD			
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,064	1997	203.51	216,539	EXTERIOR	V			
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	576		46.91	27,019	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	490		48.53	23,781	KITCHEN	G			
				FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	532		42.24	22,472	BATHS	G			
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,312	1997	223.79	293,615	HEAT	U			
				HEATING/COOLING	11	HW/COOL AIR	1.04	FPL	O	O	FIREPLACE	1		8,594.30	8,594	ELECT	A			
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	2016 / 6	
																		COND	6 6 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	6 % GD 94	
																		RCNLD	\$615,300	