

Key: 11167

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.627

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCCABE RICHARD P & NENACHEVA ANNA 103 NEAL GATE ST SCITUATE, MA 02066				57-2-4-S				103 NEAL GATE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCABE RICHARD P & ROYAL ADMINISTRATION				07/18/2022	F	100	57035-70				
BARCOMB DAVID ALLEN				12/15/2021	QS	2,200,000	56177-83				
				03/27/2017	QS	1,355,000	48242-265				

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 %
02-079	02/14/2002	7	OTHERS		05/08/2022	JD	100 100
01-693	12/06/2001	3	ALTERATIONS				100 100
00-405	08/25/2000	3	ALTERATIONS				100 100
		1	NEW CONST				100 100
		7	OTHERS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	GB 1.00	100	1.00	1,078,000	1.00	70	0.70	RF3	3.50	989,900
300	A	2,792	GB 1.00	100	1.00	6,930	1.00	W10	0.10	RF3	3.50	19,350

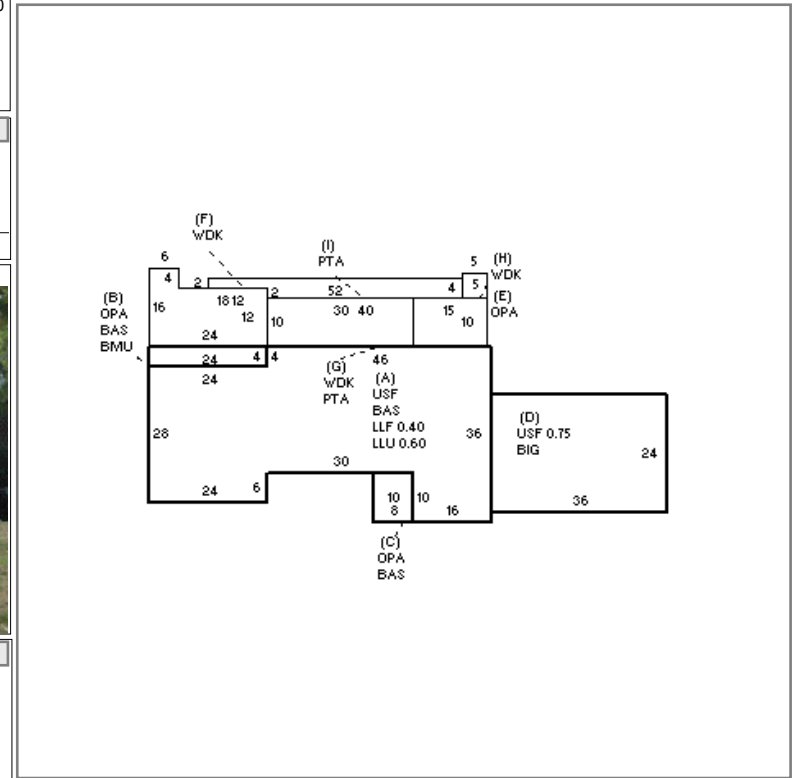
TOTAL	3.710 Acres		ZONING	FRNT	367	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH		N O T E	INFL 3 = SHAPE		LAND	1,009,300	787,300
Inf1	FACTOR 100			BUILDING	1,365,500	1,194,300		
Inf2	PHY 100			DETACHED	83,100	79,200		
				OTHER	0	0		
<b>TOTAL</b>						<b>2,457,900</b>	<b>2,060,800</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
PPD	A	1.00	10 0.90	135X4	2004	540	170.99	83,100



BUILDING	CD	ADJ	DESC	MEASURE	8/8/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/8/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/8/2022	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,569,597
NET AREA	5,691	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	1,217		73.34	89,250	CONDITION ELEM	CD
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	811	2001	174.23	141,303	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	2,676	2001	229.71	614,716	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BMU	N	BSMT UNFINISHED	96		88.40	8,487	KITCHEN	G
				FLOOR COVER	13	COMB	1.00	+	BAS	L	BASE AREA	2,204	2001	252.60	556,735	BATHS	G
				INT FINISH	2	DRYWALL	1.00	D	BIG	N	BUILT-IN GARAGE	864		56.92	49,175	HEAT	A
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	OPA	N	OPEN PORCH	326		72.10	23,505	ELECT	A
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	637		53.76	34,245		
								+	PTA	N	PATIO	484		20.86	10,097		
								F21	O	FPL 2S 1OP	1		11,534.60	11,535	EFF.YR/AGE	2009 / 13	
								FPL	O	FIREPLACE	1		10,938.20	10,938	COND	13 13 %	
												COND	0	FUNC	0	ECON	0
												DEPR	13 % GD	87			
												RCNLD		\$1,365,500			