

Key: 11714

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.838

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCINNIS MICHAEL P & MAGGIE 15 NORTHEY FARM RD SCITUATE, MA 02066				52-2-16-F				15 NORTHEY FARM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCINNIS MICHAEL P & MAGGI				07/13/2018	A	1,200,000	50040-346				
MCINNIS JAMES F & EILEEN				06/17/2002	A	180,000	22269-275				
TEDESCHI JOHN				11/09/2001	G2	500,000	20876-20				

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	%
		3	ALTERATIONS		03/29/2004	PJB	100	100
		1	NEW CONST				100	100

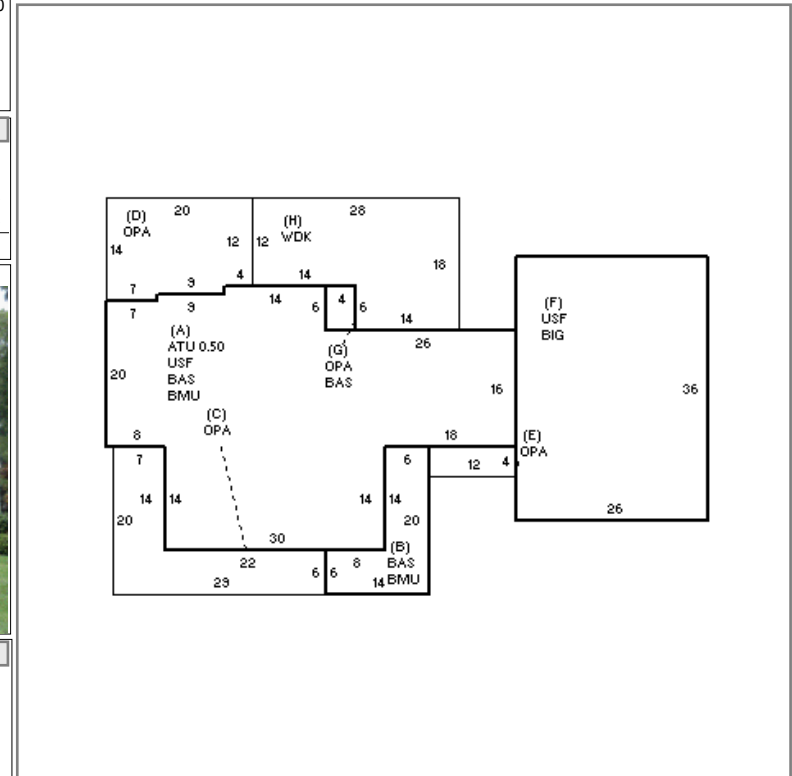
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	616,000	1.00	100	1.00	R06	1.40	565,660
300	A	0.022	WS 1.00	100	1.00	27,720	1.00	100	1.00	R06	1.40	610

TOTAL	40,946 SF	ZONING	FRNT	7	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	566,300	441,300
Inf1	FACTOR 100		BUILDING	1,161,300	1,010,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>		<b>1,727,600</b>	<b>1,452,100</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/14/2011	PL
MODEL	1		RESIDENTIAL	LIST	3/14/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/11/2019	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	4,074	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$320	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	2	WOOD SHINGLES	1.01
				FLOOR COVER	13	COMB	1.00
				INT FINISH	2	DRYWALL	1.00
				HEATING/COOLING	9	WARM/COOL AIR	1.03
				FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,641		58.65	96,237
+	USF	L	UPPER STORY FIN	2,409	2003	241.71	582,288
A	ATU	N	ATTIC UNF	737		51.80	38,177
+	OPA	N	OPEN PORCH	607		72.10	43,765
F	BIG	N	BUILT-IN GARAGE	936		56.76	53,129
+	BAS	L	BASE AREA	1,665	2003	265.80	442,551
H	WDK	N	WOOD DECK	420		53.76	22,579
	FPL	O	FIREPLACE	1		10,938.20	10,938

TOTAL RCN	1,304,807
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2011 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$1,161,300