

Key: 1240

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.186

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCLEAN SCOTT E & LINDSEY J WILLIAMS MCLEAN 12 BOULDER LN SCITUATE, MA 02066				26-6-7-0				12 BOULDER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCLEAN SCOTT E & LINDSEY				09/24/2018	QS	719,000	50324-14				
CARLEZON SARA SWAN				08/01/2001	F		20294-210				
CORAS GREGORY J TRUSTEE				08/02/1999	QS	200,000	17731-66				

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	%
23-342	04/24/2023	3	ALTERATIONS	16,480	07/13/2023	JD	100	100
00-6	01/11/2000	2	ADDITIONS				100	100
94-333	02/21/1994	3	ALTERATIONS				100	100

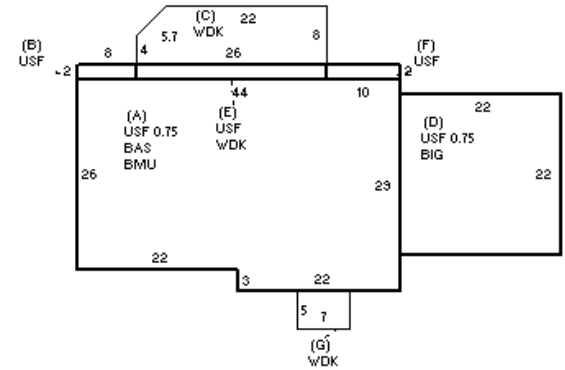
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,000	NS 1.00	100 1.00	100 1.00	440,000	1.79	100 1.00	R04	1.00		379,190

DETACHED

TOTAL	21,000 SF	ZONING	FRNT	36	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	379,200	344,700
Inf1	FACTOR 100		BUILDING	669,000	601,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,048,200</b>	<b>946,600</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/11/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	7/13/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	768,918	
NET AREA	2,569	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,210		53.75	65,041	CONDITION ELEM	CD	
\$NLA(RCN)	\$299	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,210	1972	262.82	318,007	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,359	1972	239.00	324,804	INTERIOR	G	
				ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	WOOD DECK	287		46.08	13,225	KITCHEN	V	
				FLOOR COVER	24	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	484		60.44	29,252	BATHS	G	
				INT FINISH	2	DRYWALL	1.00	F21	O	O	FPL 2S 1OP	1		9,886.80	9,887	HEAT	U	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U	
				FUEL SOURCE	1	OIL	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.8	1.00															
ROOMS		8	1.00															
BEDROOMS		4	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		8	\$8,701															
# UNITS		1	1.00															
																EFF.YR/AGE	2009 / 13	
																COND	13 13%	
																FUNC	0	
																ECON	0	
																DEPR	13 % GD 87	
																RCNLD	\$669,000	