

Key: 1854

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.781

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCCORMACK RICHARD H & TR KATHLEEN M TR 19 GROVE ST SCITUATE, MA 02066				31-1-6-0				19 GROVE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCORMACK RICHARD H & TR				08/02/2019	F	100	51461-233				
MCCORMACK RICHARD H & TR				01/01/1977	QS		4147-52				
MURPHY PETER J AND VIRGIN				01/01/1971	XX		3590-641				

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	%
		7	OTHERS		03/29/2023	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.011	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	190

DETACHED

TOTAL	40,500 SF	ZONING	W. SCITUATE	FRNT	213	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND		343,600	312,400	
Infl1	FACTOR 100		BUILDING		269,600	150,800		
Infl2	PHY 100		DETACHED		9,500	8,400		
			OTHER		0	0		
				TOTAL		622,700	471,600	

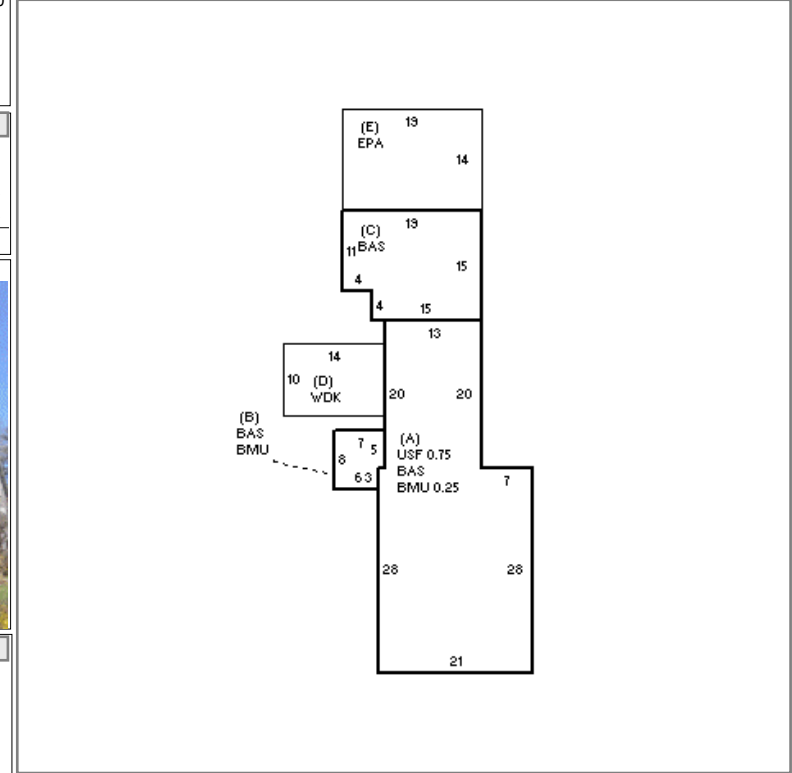
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00 60 0.40	1S/L 1.5S 24		720	32.88	9,500



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/29/2023	JD
MODEL	1		RESIDENTIAL	LIST	3/29/2023	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	3/23/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1847	SIZE ADJ	1.000
NET AREA	1,806	DETAIL ADJ	1.173
\$NLA(RCN)	\$267	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$5,630
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	265		63.15	16,735
A	USF	L	UPPER STORY FIN	636	1847	219.24	139,438
+	BAS	L	BASE AREA	1,170	1847	241.09	282,071
D	WDK	N	WOOD DECK	140		38.40	5,376
E	EPA	N	ENCLOSED PORCH	266		90.20	23,993
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	481,482
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$269,600