

Key: 201

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 182

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCQUEEN MATTHEW T 17 WHORTLEBERRY LN SCITUATE, MA 02066				12-1-24-0				17 WHORTLEBERRY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCQUEEN MATTHEW T				08/14/2015	QS	365,000	(122265)				
HIGGINS PHILIP D JR &				03/25/1987	QS	165,000	(74913)				
WRIGHT LAWRENCE E AND DOR				01/01/1948	XX		(C00011954)				

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	%
94-285	06/18/1994	3	ALTERATIONS				100	100
91-15	01/01/1991	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,265	NS 1.00	100 1.00	100 1.00	374,000	1.06	100 1.00	R03	0.85		340,490

TOTAL	37,265 SF	ZONING	FRNT	119	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	340,500	327,800
Inf1	FACTOR 100		BUILDING	112,400	104,500		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
					TOTAL	453,100	432,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/12/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/12/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/4/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,200	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	246		63.15	15,535
\$NLA(RCN)	\$213	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,200	1948	196.11	235,326
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	64		38.41	2,458
				ROOF COVER	1	ASPH SHINGLES	1.00								
				FLOOR COVER	99	N/A	1.00								
				INT FINISH	99	N/A	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	255,400	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE	1956 / 66		
COND	56 56 %		
FUNC	0		
ECON	0		
DEPR	56 % GD	44	
RCNLD		\$112,400	

