

Key: 203

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 184

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MACDONALD GORDON C & NILAH M C/O ATTY AMY LEE SLADE 33 BROAD ST, STE 600 BOSTON, MA 02109				12-1-26-A				25 WHORTLEBERRY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACDONALD GORDON C & NILA GRIP ERNEST J AND MEREDIT				10/23/1985	QS	153,000	(72235)				
LUCCHESI ROGER A & ELIZAB				01/01/1976	XX		(C00054805)				
				01/01/1974	XX		(C00051066)				

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	%
09-393	08/31/2009	3	ALTERATIONS	12,600	06/21/2010	SJ	100	100
91-556	10/24/1991	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,000	NS 1.00	100	1.00	374,000	1.47	100	1.00	R03	0.85	328,220

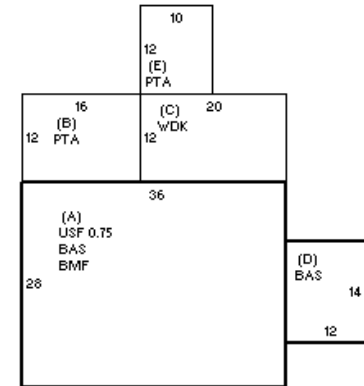
TOTAL	26,000 SF	ZONING	FRNT	29	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	328,200	315,900
Infl1	FACTOR 100		BUILDING	382,700	340,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						710,900	656,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/21/2010	SJ
MODEL	1		RESIDENTIAL	LIST	6/21/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/4/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1961	SIZE ADJ	1.000
NET AREA	1,932	DETAIL ADJ	1.122
\$NLA(RCN)	\$268	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		5	\$4,488
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	1,008		66.01	66,543
A	USF	L	UPPER STORY FIN	756	1961	206.91	156,427
+	PTA	N	PATIO	312		14.90	4,649
C	WDK	N	WOOD DECK	240		38.40	9,216
+	BAS	L	BASE AREA	1,176	1961	227.53	267,575
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	517,137
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$382,700