Key: 2030

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.958

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCINNIS MICHAEL P TR &	52-2-11-0	90 CORNET STETSON RD
JAMES F III TR & SUCCESSORS TR		
42 HUDSON STREET		
FALMOUTH, MA 02540		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCINNIS MICHAEL P TR &	06/03/2021	F	100	55086-142
MCINNIS JAMES	08/03/2010	U	200,000	38803-93
TEDESCHI JOHN K & SUSAN M	12/05/2003	F		27170-222

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	%

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	100	1.00	374,000	1.00	100	1.00	R02	0.85			343,430
300	A	3.462	WS	1.00	100	1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85			58,270

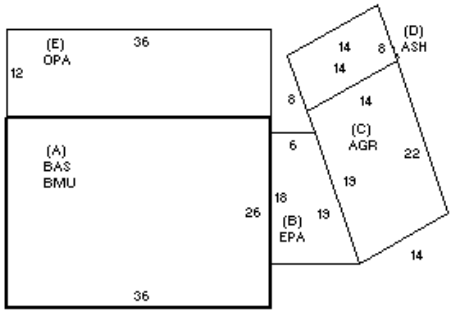
TOTAL	4.380 Acres	ZONING		FRNT	144
Ngh	W. SCITUATE	NOTE	. . . . .REMOVED INFL3 (FY12)		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	401,700	346,500
BUILDING	211,800	191,100
DETACHED	0	0
OTHER	0	0
TOTAL	**613,500**	**537,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/13/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/15/2009	PL
LIST		
REVIEW	3/25/2011	KT

YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	936	DETAIL ADJ	0.867
$NLA(RCN)	$328	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,081
# 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	BMU	N	BSMT UNFINISHED	936		48.08	45,001
A	BAS	L	BASE AREA	936	1959	211.27	197,753
B	EPA	N	ENCLOSED PORCH	162		90.20	14,612
C	AGR	N	ATT GARAGE	303		51.29	15,540
D	ASH	N	ATT SHED	110		22.35	2,459
E	OPA	N	OPEN PORCH	432		51.50	22,248
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN 306,975

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1972 / 50

COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69

RCNLD $211,800