

Key: 2031

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.959

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCINNIS MICHAEL P TR & JAMES F III TR & SUCCESSORS TR 42 HUDSON STREET FALMOUTH, MA 02540				52-2-12-0				80 CORNET STETSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCINNIS MICHAEL P TR & MCINNIS JAMES F JR				06/03/2021	F	100	55086-138				
LARSEN HENRY C JR				09/21/2012	T	350,000	41981-99				
				05/07/2002	QS		22040-86				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
93-315	06/08/1993	7	OTHERS ALTERATIONS		06/02/2016	SJ	100	100

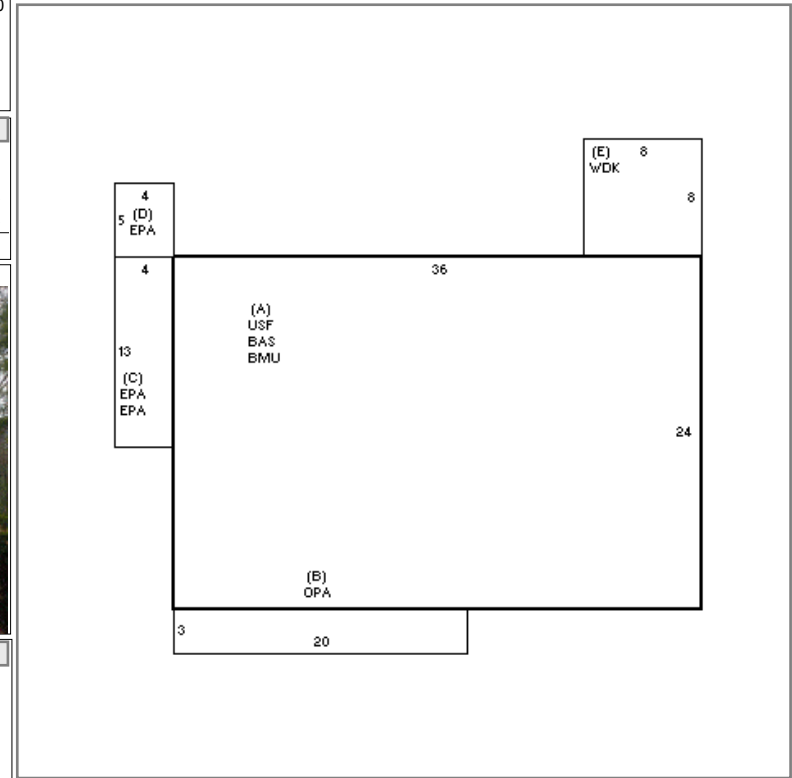
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R02	0.85	343,430
300	A	2,962	WS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	49,850

TOTAL	3.880 Acres		ZONING	FRNT	153	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		N O T E	REMOVED INFL3 (FY12)		LAND	393,300	338,900
Infl1	FACTOR 100			BUILDING	290,800	273,500		
Infl2	PHY 100			DETACHED	900	800		
				OTHER	0	0		
				TOTAL	685,000	613,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		800	1.10	900



BLDG COMMENTS
FY12 QUALITY CHANGE FROM AVG+ TO AVG PER FIELD REVIEW. STYLE CHANGE FROM CONVENTIONAL TO COLONIAL.



BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	3/25/2011	KT
MODEL	1		RESIDENTIAL					
STYLE	5	1.00	COLONIAL [100%]					
QUALITY	A	1.00	AVERAGE [100%]					
FRAME	1	1.00	WOOD FRAME [100%]					

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	421,465
NET AREA	1,728	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		49.26	42,558		
\$NLA(RCN)	\$244	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	864	1953	211.58	182,801		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	864	1953	192.41	166,238		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	60		51.50	3,090		
				FLOOR COVER	99	N/A	1.00	+	EPA	N	ENCLOSED PORCH	124		90.20	11,185		
				INT FINISH	99	N/A	1.00	E	WDK	N	WOOD DECK	64		38.41	2,458		
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239		
				FUEL SOURCE	99	N/A	1.00										

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	0	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$4,896
# UNITS	2	1.02

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	\$290,800
-------	-----------