

Key: 2183

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.109

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |  | LOCATION       |  |  |  |
|---|--|--|--|------------|----|------------|--|----------------|--|--|--|
| MCLAREY RICHARD<br>54 MANN LOT ROAD<br>SCITUATE, MA 02066 |  |  |  | 20-1-3-0   |    |            |  | 54 MANN LOT RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE |  | BK-PG (Cert)   |  |  |  |
| MCLAREY RICHARD   |  |  |  | 02/07/2001 | F  | 19346-109  |  |                |  |  |  |
| MCLAREY HARRY & MARY M.                                   |  |  |  | 01/01/1971 | XX | 3574-480   |  |                |  |  |  |
| MCLAREY HARRY AND CHRISTI                                 |  |  |  | 01/01/1966 | XX | 3194-389   |  |                |  |  |  |

| 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    | %   |
| 19-586 | 08/13/2019 | 2             | ADDITIONS   | 200,000 | 03/09/2020 | JD | 100    | 100 |
| 07-653 | 09/19/2007 | 3             | ALTERATIONS | 5,000   | 05/22/2008 | SJ | 100    | 100 |
| 06-258 |            | 2             | ADDITIONS   | 70,000  | 06/11/2007 | SJ | 100    | 100 |
| 06-258 | 05/10/2006 | 2             | ADDITIONS   | 70,000  | 09/11/2006 | SJ | 100    | 100 |
| 02-066 | 02/07/2002 | 3             | ALTERATIONS |         |            |    | 100    | 100 |

| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3    | Lpi  | VC  | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|-----|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 13,400   | NS  | 1.00 | 1.00 | 1.00     | 1.00 | 374,000 | 2.71 | 100 | 1.00       | R03 0.85  | 312,280 |

| TOTAL | 13,400 SF    | ZONING |          | FRNT    | 81        | ASSESSED  | CURRENT | PREVIOUS |
|-------|--------------|--------|----------|---------|-----------|-----------|---------|----------|
| Ngh   | NO. SCITUATE | NOTE   |          |         | LAND      | 312,300   | 300,600 |          |
| Inf1  | FACTOR 100   |        | BUILDING | 804,700 | 748,200   |           |         |          |
| Inf2  | PHY 100      |        | DETACHED | 9,400   | 9,000     |           |         |          |
|       |              |        |          | OTHER   | 0         | 0         |         |          |
|       |              |        |          | TOTAL   | 1,126,400 | 1,057,800 |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB      | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|-------|
| DGF | L    | 0.80 | 60 0.40  | 20 X 30 | 600   | 35.04     | 8,400 |
| SHF | A    | 1.00 | 30 0.70  | 10 X 12 | 96    | 14.95     | 1,000 |

PHOTO 03/09/2020

BLDG COMMENTS  
CONVENTIONAL TO COLONIAL 2021

| BUILDING | CD | ADJ  | DESC                | MEASURE | 3/9/2020  | JD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 3/9/2020  | JD |
| STYLE    | 5  | 1.00 | COLONIAL [100%]     | REVIEW  | 3/28/2011 | KT |
| QUALITY  | +  | 1.10 | AVG +/GOOD - [100%] |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

| YEAR BLT   | 1927  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T             | DESCRIPTION     | UNITS | YB       | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|----------|-----------|---------|
| NET AREA   | 3,745 | DETAIL ADJ | 1.030 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A   | BMU | N             | BSMT UNFINISHED | 1,035 |          | 51.36     | 53,155  |
| \$NLA(RCN) | \$215 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | +   | USF | L             | UPPER STORY FIN | 1,192 | 2020     | 189.83    | 226,277 |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A   | ATF | L             | ATTIC FINISH    | 518   | 2020     | 134.87    | 69,863  |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | +   | BAS | L             | BASE AREA       | 1,235 | 1927     | 208.74    | 257,797 |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.00 | D   | OPA | N             | OPEN PORCH      | 80    |          | 56.65     | 4,532   |
|            |       |            |       | INT FINISH      | 2  | DRYWALL        | 1.00 | E   | BAS | L             | BASE AREA       | 400   | 2007     | 208.74    | 83,498  |
|            |       |            |       | HEATING/COOLING | 9  | WARM/COOL AIR  | 1.03 | E   | USF | L             | UPPER STORY FIN | 400   | 2007     | 189.83    | 75,932  |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 | F   | PTA | N             | PATIO           | 416   |          | 16.39     | 6,818   |
|            |       |            |       |                 |    |                |      | G   | WDK | N             | WOOD DECK       | 21    |          | 42.22     | 887     |
|            |       |            |       |                 |    |                |      | F11 | O   | FPL 1S 1OP    | 1               |       | 8,009.10 | 8,009     |         |
|            |       |            |       |                 |    |                |      | GFP | O   | GAS FIREPLACE | 1               |       | 6,111.60 | 6,112     |         |

| TOTAL RCN      | 804,662    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | V          |
| INTERIOR       | V          |
| KITCHEN        | V          |
| BATHS          | V          |
| HEAT           | U          |
| ELECT          | U          |
| EFF.YR/AGE     | 2022 / 0   |
| COND           | 0 0 %      |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 0 % GD 100 |
| RCNLD          | \$804,700  |

