

Key: 2231

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.150

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCGOWAN PAUL A & ROSEMARY 65 TOWNSEND ROAD NORTH SCITUATE, MA 02066				21-4-19-0				65 TOWNSEND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MCGOWAN PAUL A & ROSEMARY				01/01/1975	QS	4003-734					
KERR WILLIAM A JR & MAURE				01/01/1966	XX	3177-322					
SCITUATE ASSOCIATES INC				01/01/1965	XX	3137-97					

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	%
12-098	02/29/2012	3	ALTERATIONS	13,500	07/06/2012	SJ	100	100
97-602	10/16/1997	3	ALTERATIONS				100	100
95-42	01/27/1995	3	ALTERATIONS				100	100
92-203	03/17/1992	2	ADDITIONS				100	100
89-615	11/01/1989	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	NS 1.00	100	1.00	440,000	1.87	100	1.00	R04	1.00	377,740

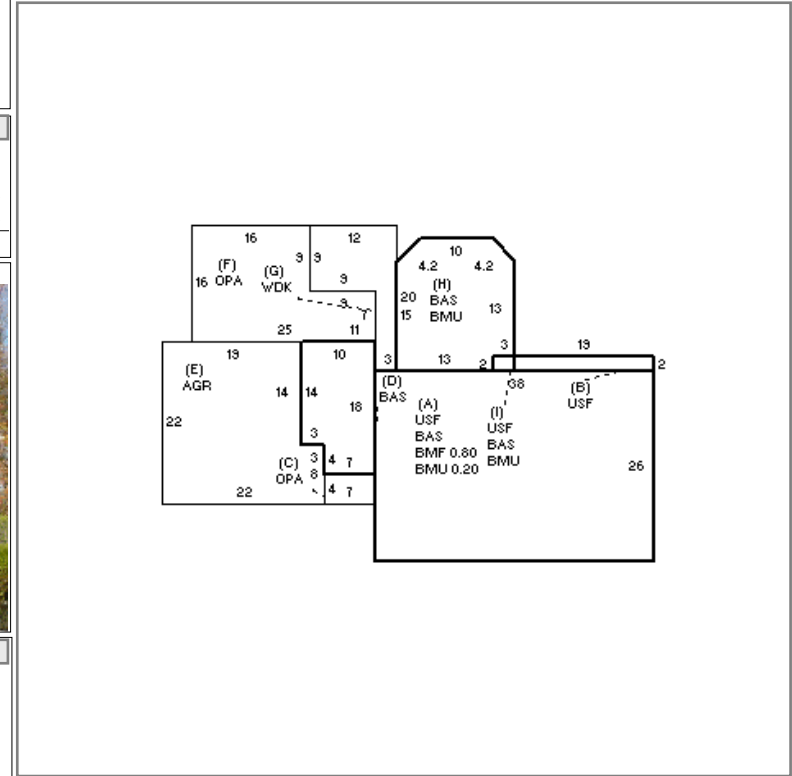
DETACHED

TOTAL	19,994 SF	ZONING	FRNT	149	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	377,700	343,400
Inf1	FACTOR 100		BUILDING	497,100	465,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>874,800</b>	<b>809,300</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/6/2012	SJ
MODEL	1		RESIDENTIAL	LIST	7/6/2012	SJ
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	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,467	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	477		48.76	23,261
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	790		68.46	54,080
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UPPER STORY FIN	1,032	1964	198.53	204,878
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	347		56.65	19,658
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,435	1964	218.31	313,269
				INT FINISH	99	N/A	1.00	E	AGR	N	ATT GARAGE	442		50.11	22,149
				HEATING/COOLING	2	HOT WATER	1.02	G	WDK	N	WOOD DECK	141		42.24	5,955
				FUEL SOURCE	99	N/A	1.00	F22	O	FPL 2S 2OP	1		12,435.50	12,436	

TOTAL RCN	662,867
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$497,100