Key: **230**

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 212

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCORMACK DAVID P & NORA **21 STEARNS RD** **SCITUATE, MA 02066**	**42-3-4-0**	**21 STEARNS RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCORMACK DAVID P & NORA	12/30/1996	QS	218,000	14878-303
NOYES JOHN H & CLAIRE A	01/01/1963	XX		2944-256
MORRISSEY JAMES F	01/01/1961	XX		2790-325

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	%
16-240		2	ADDITIONS	40,000	07/19/2017	SJ	100	100
16-240		2	ADDITIONS	40,000	07/19/2016	SJ	5	5
		3	ALTERATIONS		03/29/2004	PJB	100	100
		3	ALTERATIONS		01/21/2004	PJB	100	100
03-184	04/22/2003	2	ADDITIONS				100	100

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	440,000	1.00	100	1.00	R04	1.00			404,040
300	A	0.010	WS	1.00	100	1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00			200

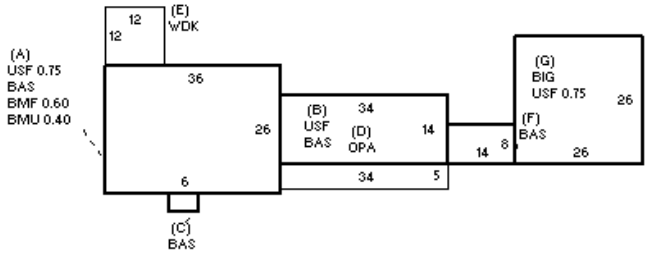
TOTAL	40,467 SF	ZONING		FRNT	174
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	404,200	367,500
BUILDING	629,300	567,000
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	**1,034,600**	**935,600**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20	0.80			96	14.95	1,100

PHOTO 09/17/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/16/2010	PL
LIST	7/16/2010	EST
REVIEW	3/4/2011	KT

BLDG COMMENTS

OTHER FIX=SINK
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.

YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	3,233	DETAIL ADJ	1.122
$NLA(RCN)	$260	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	6	$5,925
# 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	24	COMB	1.00
INT FINISH	2	DRYWALL	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	374		52.89	19,779
A	BMF	N	BSMT FINISH-SEP	562		74.24	41,724
+	USF	L	UPPER STORY FIN	1,178	1962	210.33	247,774
+	BAS	L	BASE AREA	1,436	1962	231.29	332,133
D	OPA	N	OPEN PORCH	170		56.65	9,631
E	WDK	N	WOOD DECK	144		42.24	6,083
F	BAS	L	BASE AREA	112	2016	231.29	25,905
G	USF	L	UPPER STORY FIN	507	2016	210.33	106,640
G	BIG	N	BUILT-IN GARAGE	676		50.89	34,401
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	839,057
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			$629,300