

Key: 2312

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.223

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CURRENT OWNER				PARCEL ID				LOCATION				
MCBRIEN THOMAS H IV & MICHELLE 1 CHRISTOPHER LN SCITUATE, MA 02066				27-7-11-A				1 CHRISTOPHER LN				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
MCBRIEN THOMAS H IV & MIC				06/14/2004	F	1 28428-268						
MCBRIEN MICHELLE E				01/06/2003	F	1 23867-44						
MCBRIEN THOM H IV & MICHE				12/01/2000	QS	407,000		19127-113				
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,500	SC	1.00	1.00	616,000	1.68	100	1.00	R06	1.40	533,850

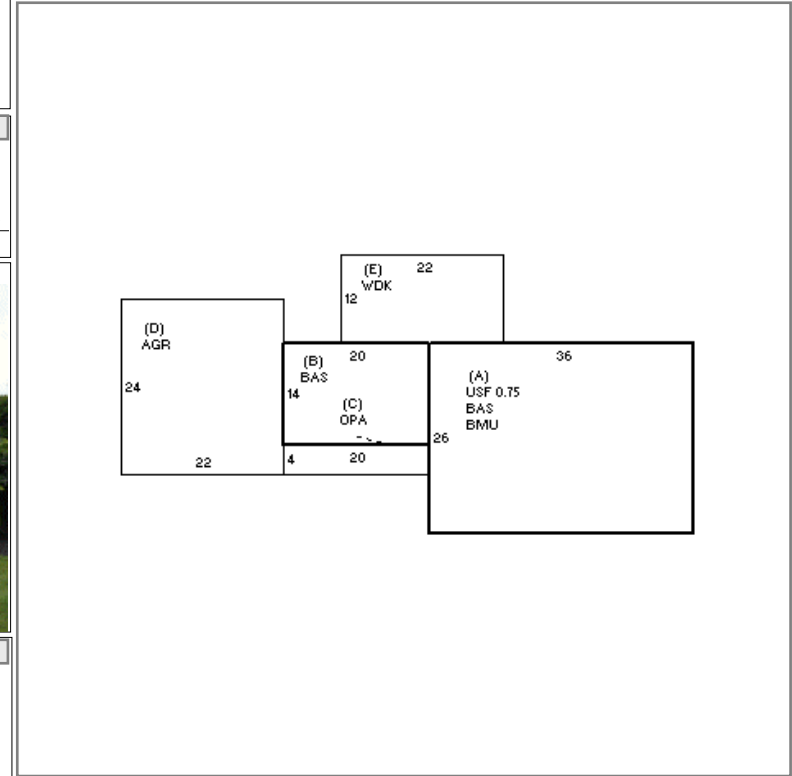
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-450	07/17/2013	2	ADDITIONS	5,000	07/10/2014	MR	100	100
13-136	03/25/2013	2	ADDITIONS	40,000	07/01/2013	SJ	100	100
13-136	03/25/2013	2	ADDITIONS	40,000	07/10/2014	MR	100	100
01-262	06/11/2001	3	ALTERATIONS				100	100
99-557	11/03/1999	3	ALTERATIONS				100	100

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TOTAL	22,500 SF	ZONING	FRNT	280	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	533,900	381,300
Inf1	FACTOR 100		BUILDING	407,100	362,300		
Inf2	PHY 100		DETACHED	12,300	11,300		
			OTHER	0	0		
			TOTAL	953,300	754,900		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 VINYL STEEL		8,000	1.10	8,800
SHF	G	1.20	10 0.90 12X18 + 8X8	2013	280	13.90	3,500



BUILDING	CD	ADJ	DESC	MEASURE	7/10/2014	SJ
MODEL	1		RESIDENTIAL	LIST	7/10/2014	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/16/2014	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR-G TO AVE

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YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	528,707		
NET AREA	1,918	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		48.08	45,001	CONDITION ELEM	CD		
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	702	1963	207.34	145,556	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,216	1963	228.00	277,252	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	80		51.50	4,120	KITCHEN			
				FLOOR COVER	99	N/A	1.00	D	AGR	N	ATT GARAGE	528		43.53	22,982	BATHS			
				INT FINISH	99	N/A	1.00	E	WDK	N	WOOD DECK	264		38.40	10,138	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	2		8,238.50	16,477	ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$407,100