

Key: 2318

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.229

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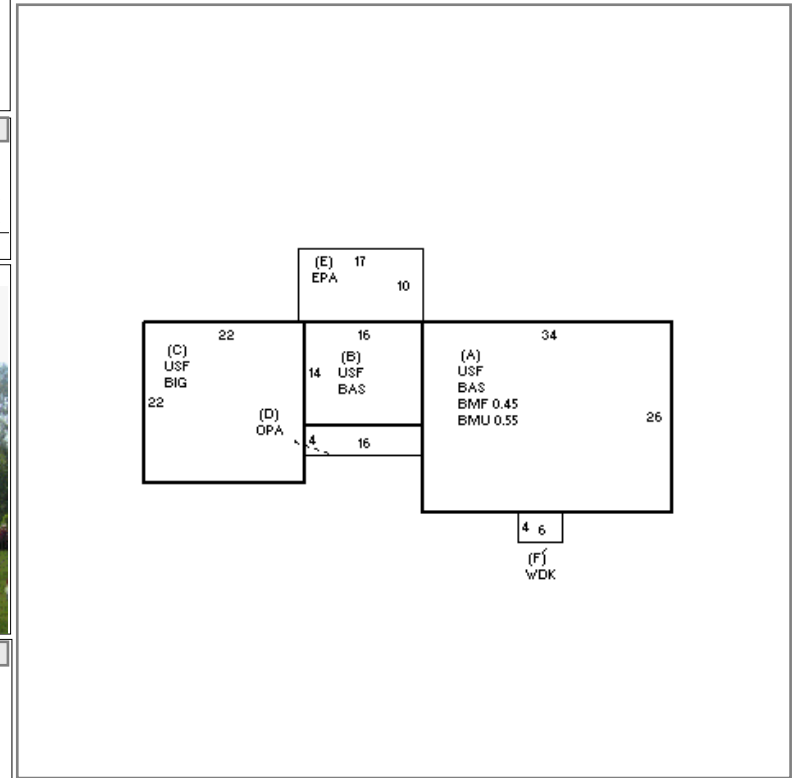
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CURRENT OWNER				PARCEL ID				LOCATION				
MCNULTY KEVIN D & JESSICA 34 CHRISTOPHER LN SCITUATE, MA 02066				27-7-11-F				34 CHRISTOPHER LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCNULTY KEVIN D & JESSICA				05/18/2018	QS	750,000	49814-317					
ROBERTS WALTER S				07/22/2016	F	1 47214-122						
ROBERTS WALTER S				01/01/1969	QS	3449-493						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,500	SC 1.00	100	1.00	616,000	1.08	100	1.00	R06 1.40		559,520

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 %
23-354	04/25/2023	3	ALTERATIONS	130,947	06/02/2023	NC	100 100
03-120	03/25/2003	2	ADDITIONS				100 100
99-216	05/17/1999	3	ALTERATIONS				100 100
90-457	08/01/1990	3	ALTERATIONS				100 100
90-161	04/17/1990	3	ALTERATIONS				100 100

TOTAL	36,500 SF	ZONING	FRNT	121	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	559,500	399,700
Inf1	FACTOR 100		BUILDING	573,100	538,400		
Inf2	PHY 100		DETACHED	28,400	7,300		
			OTHER	0	0		
					TOTAL	1,161,000	945,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED	1975	300	1.10	300
IPG	G	1.20	10 0.90 20X38	2023	760	41.13	28,100



BUILDING	CD	ADJ	DESC	MEASURE	8/25/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/5/2023	MR
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
OTHER FIX=SINK... AC SECOND FLOOR ONLY

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YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	690,478		
NET AREA	2,700	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	486		53.81	26,153	CONDITION ELEM	CD		
\$NLA(RCN)	\$256	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	398		75.54	30,065	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,592	1968	199.57	317,711	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,108	1968	219.45	243,152	KITCHEN	G		
				FLOOR COVER	24	COMB	1.00	C	BIG	N	BUILT-IN GARAGE	484		50.85	24,614	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	64		56.65	3,626	HEAT	U		
				HEATING/COOLING	11	HW/COOL AIR	1.04	E	EPA	N	ENCLOSED PORCH	170		99.22	16,867	ELECT	U		
				FUEL SOURCE	1	OIL	1.00	F	WDK	N	WOOD DECK	24		42.26	1,014				
												F21	O	FPL 2S 10P	2	9,062.35	18,125		
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2005 / 17
STORIES	2	1.00																COND	17 17 %
ROOMS	8	1.00																FUNC	0
BEDROOMS	4	1.00																ECON	0
BATHROOMS	3	1.00																DEPR	17 % GD 83
# 1/2 BATHS	0	1.00																RCNLD	\$573,100
TOT FIXTURES	10	\$9,152																	
# UNITS	1	1.00																	