

Key: 2323

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.234

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
CONNAUGHTON PATRICK & TARA L				27-7-13-0				6 INGRID LN				
6 INGRID LN				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				CONNAUGHTON PATRICK & VAZZA MICHAEL L TR				02/04/2015	P	356,000	45202-20	
				MCLAUGHLIN EDWARD J TRUST				02/04/2015	F	100	45201-313	
								08/03/1992	QS		11160-98	

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	%
19-952	12/23/2019	2	ADDITIONS	15,000	05/28/2020	JD	100	100
15-56	02/23/2015	1	NEW CONST	325,000	05/09/2016	SJ	100	100
15-56	02/03/2015	1	NEW CONST	325,000	05/13/2015	SJ	100	50
SS2012-2		5	SPLIT/SUB/LA		04/28/2011		100	100
		7	OTHERS		04/24/2011		100	100

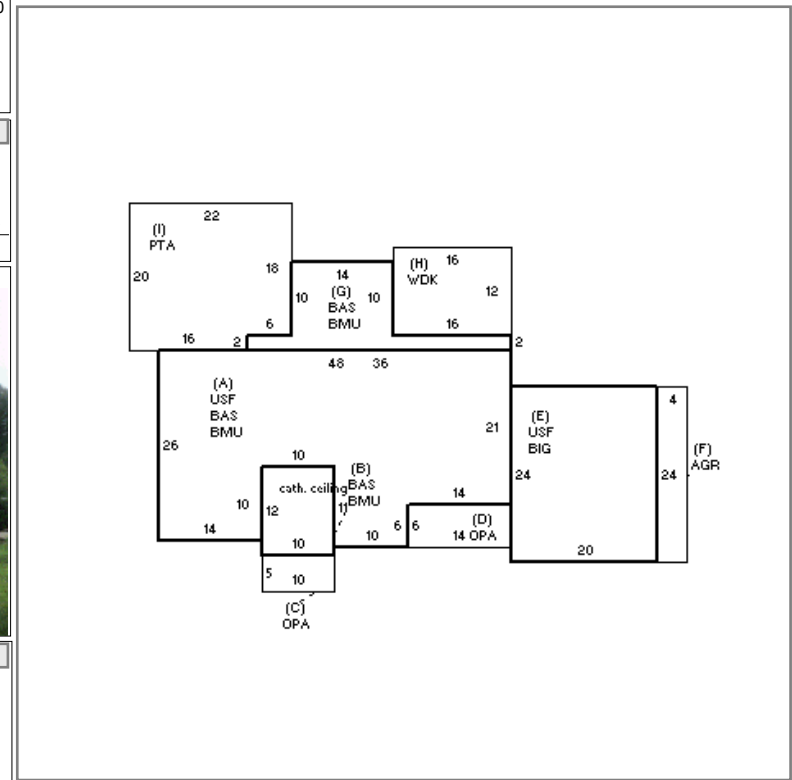
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	1.00	100	1.00	1.00	R06	1.40	565,660
300	A	3.162	SC	1.00	100	1.00	100	1.00	1.00	R06	1.40	87,650

TOTAL	4.080 Acres		ZONING	FRNT	95	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE		NOTE			LAND	653,300	470,100
Infl1	FACTOR 100			BUILDING	882,800	768,800		
Infl2	PHY 100			DETACHED	20,000	18,100		
				OTHER	0	0		
TOTAL							1,556,100	1,257,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	G	1.20	10 0.90	2020	16,800	1.32	20,000



BUILDING	CD	ADJ	DESC	MEASURE	5/13/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/13/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/28/2020	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2015	SIZE ADJ	1.000
NET AREA	2,988	DETAIL ADJ	1.030
\$NLA(RCN)	\$318	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	\$12,690
# 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	12	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,420		60.41	85,788
+	BAS	L	BASE AREA	1,420	2015	272.97	387,615
+	USF	L	UPPER STORY FIN	1,568	2015	248.24	389,234
+	OPA	N	OPEN PORCH	134		72.10	9,661
E	BIG	N	BUILT-IN GARAGE	480		61.50	29,518
F	AGR	N	ATT GARAGE	96		59.70	5,732
H	WDK	N	WOOD DECK	192		53.76	10,322
I	PTA	N	PATIO	428		20.86	8,928
	GFP	O	GAS FIREPLACE	1		7,778.40	7,778
	ODS	O	OUT DOOR SHOWER	1		1,934.80	1,935

TOTAL RCN	949,200	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE 2015 / 7		
COND	7	7 %
FUNC	0	
ECON	0	
DEPR	7	% GD 93
RCNLD	\$882,800	