

Key: 2393

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.305

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY MATTHEW & AMANDA 31 ROSA'S LN SCITUATE, MA 02066				27-1-19-P				31 ROSA'S LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCARTHY MATTHEW & AMANDA				07/22/2019	QS	425,000	51394-99				
YESS DENISE A TRUSTEE				09/26/2018	F	1	50331-345				
YESS DENISE A				12/08/1992	QS	148,500	11485-314				

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	%
23-0676	08/03/2023	2	ADDITIONS	195,000				0
19-566	08/06/2019	3	ALTERATIONS	9,700	05/14/2020	JD	100	100
02-052	01/24/2002	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	25,016	SC 1.00	100	1.00	100	1.00	356,400	1.52	90	0.90	R04 0.90	311,680

TOTAL	25,016 SF	ZONING	FRNT	20	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E  ... INFL. 3 = FRONTAGE	LAND	311,700	299,100		
Infl1	FACTOR 100		BUILDING	224,300	199,700		
Infl2	PHY 100		DETACHED	600	500		
			OTHER	0	0		
		TOTAL		536,600	499,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		500	1.10	600



BUILDING	CD	ADJ	DESC	MEASURE	5/14/2020	JD
MODEL	1		RESIDENTIAL	LIST	5/14/2020	JD
STYLE	1	0.85	RANCH [100%]	REVIEW	9/2/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	315,962
NET AREA	1,200	DETAIL ADJ	0.884	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	900		44.92	40,429	CONDITION ELEM	CD
\$NLA(RCN)	\$263	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	300		63.06	18,918	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,200	1963	199.95	239,941	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	100		51.50	5,150	KITCHEN	G
				FLOOR COVER	24	COMB	1.00	F11	O	FPL 1S 1OP	1		7,281.00	7,281	BATHS	G	
				INT FINISH	2	DRYWALL	1.00	GEN	O	GENERATOR	1		0.00		HEAT	A	
				HEATING/COOLING	11	HW/COOL AIR	1.04								ELECT	A	
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		5	1.00														
BEDROOMS		2	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		6	\$4,243														
# UNITS		1	1.00														
																EFF.YR/AGE	1975 / 47
																COND	29 29 %
																FUNC	0
																ECON	0
																DEPR	29 % GD 71
																RCNLD	\$224,300