

Key: 2411

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.323

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CURRENT OWNER				PARCEL ID				LOCATION			
MCGINNITY RONALD R & MARY L 30 WOODLAND ROAD SCITUATE, MA 02066				33-2-3-E				30 WOODLAND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCGINNITY RONALD R & MARY				01/01/1965	QS		(36344)				
MEYERS RUTH M				01/01/1961	XX		(C00029798)				

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	%

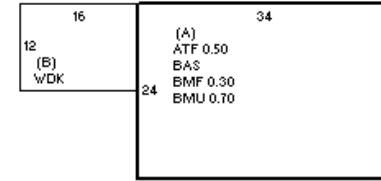
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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	39,058	SC 1.00	100	1.00	100	1.00	356,400	1.02	90	0.90	R04 0.90	326,240

TOTAL	39,058 SF	ZONING	FRNT	262	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE INFL3=COMMUTER RAIL			LAND	326,200	313,100
Infl1	FACTOR 100		BUILDING	249,300	221,700		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	575,500	534,800

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	5/6/2014	SJ
MODEL	1		RESIDENTIAL	LIST	5/6/2014	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/29/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	336,931		
NET AREA	1,224	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	571		50.18	28,655	CONDITION ELEM	CD		
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	245		70.45	17,260	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	816	1964	252.60	206,122	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	408	1964	163.21	66,589	KITCHEN			
				FLOOR COVER	99	N/A	1.00	B	WDK	N	WOOD DECK	192		38.40	7,373	BATHS			
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1985 / 37
STORIES		1.5	1.00															COND	26 26 %
ROOMS		6	1.00															FUNC	0
BEDROOMS		2	1.00															ECON	0
BATHROOMS		1	1.00															DEPR	26 % GD 74
# 1/2 BATHS		0	1.00															RCNLD	\$249,300
TOT FIXTURES		3	\$2,693																
# UNITS		1	1.00																