Key: 2512

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,422

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCDONOUGH THOMAS M TR 2895 SIENA LAKES CIR, #4158 NAPLES, FL 34109	5-3-91-0	157 GLADES RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCDONOUGH THOMAS M TR	02/02/2011	F	1	39621-228
MCDONOUGH THOMAS M	06/21/2001	F	100	20050-186
MCDONOUGH THOMAS & MICHAE	04/11/1986	XX		6698-221

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

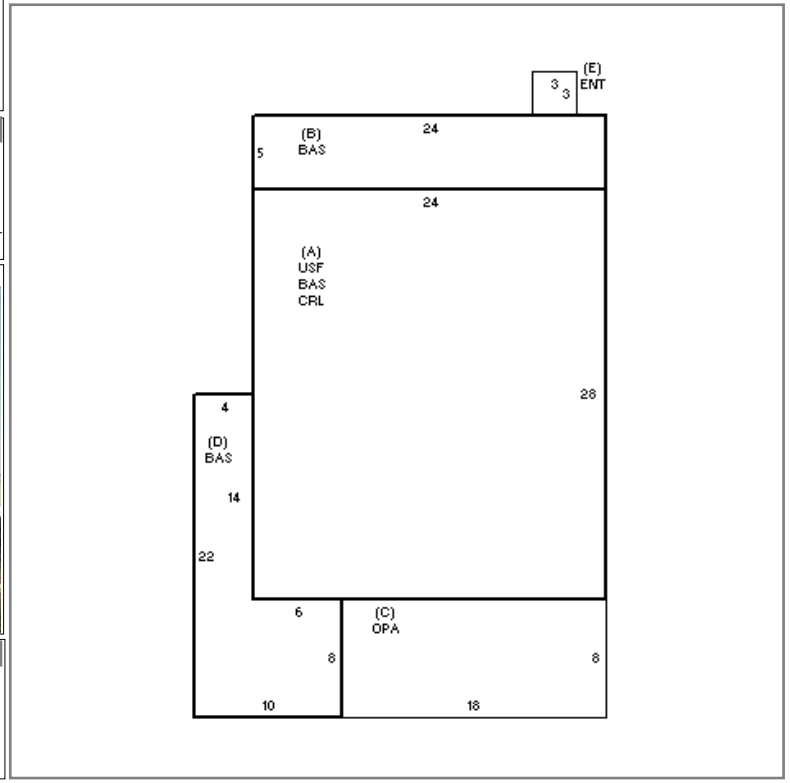
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08-538	10/24/2008	3	ALTERATIONS	22,000	06/16/2009	SJ	100	100
92-39	01/15/1992	3	ALTERATIONS	5,000			100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,771	MB 1.00	100 1.00	100 1.00	748,000	6.03	100 1.00	V12 1.70			597,780

TOTAL	5,750 SF	ZONING		FRNT	179
Ngh	MINOT BCH	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	597,800	543,400
BUILDING	168,300	157,200
DETACHED	11,800	11,200
OTHER	0	0
TOTAL	**777,900**	**711,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L 0.80	30 0.70	GARAGE		440	38.23	11,800

PHOTO 11/10/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/16/2009	SJ
LIST	6/16/2009	EST
REVIEW	3/29/2011	KT

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	1,600	DETAIL ADJ	1.212
$NLA(RCN)	$263	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,909
# 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	2	WOOD SHINGLES	1.01
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	99	N/A	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	672		11.99	8,060
A	USF	L	UPPER STORY FIN	672	1925	232.34	156,133
+	BAS	L	BASE AREA	928	1925	255.49	237,094
C	OPA	N	OPEN PORCH	144		51.50	7,416
E	ENT	N	ENCLOSED ENTRY	9		97.67	879
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	420,730
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1956 / 66		
COND	56	56 %	
FUNC	4	PARTIAL HEAT	
ECON	0		
DEPR	60	% GD	40
RCNLD	$168,300		