

Key: 2657

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.558

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCCABE LORETTA L 58 INDIAN TRL SCITUATE, MA 02066				7-5-11-0				58 INDIAN TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCABE LORETTA L				10/15/2018	F	100	50404-223				
MCCABE BRUCE & LORETTA M				01/01/1970	QS		3563-8				
DUNN ERIE ERMA				01/01/1962	QS	23,000	2869-156				

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	%
08-045	01/02/2008	3	ALTERATIONS	35,000	05/15/2008	SJ	100	100
98-335	07/12/1998	3	ALTERATIONS				100	100
		2	ADDITIONS				100	100


LAND

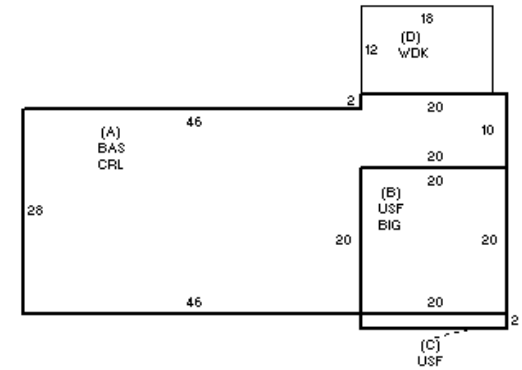
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,723	NS 1.00	100 1.00	100 1.00	528,000	1.08	100 1.00	R05	1.20		479,890

DETACHED

TOTAL	36,723 SF	ZONING	FRNT	416	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	479,900	436,300
Inf1	FACTOR 100		BUILDING	310,800	276,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	790,700	712,800

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/11/2003
									



BUILDING	CD	ADJ	DESC	MEASURE	3/17/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	0.85	RANCH [100%]	REVIEW	3/30/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	419,992
NET AREA	1,928	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	1,488		10.50	15,617		
\$NLA(RCN)	\$218	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,488	1950	193.60	288,079		
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	400		44.71	17,883		
				ROOF COVER	1	ASP SHINGLES	1.00	+	USF	L	UPPER STORY FIN	440	1950	176.06	77,466		
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	216		42.24	9,123		
				INT FINISH	99	N/A	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1985 / 37
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$310,800

BUILDING

CAPACITY

STORIES	1	ADJ	1.00
ROOMS	7		1.00
BEDROOMS	3		1.00
BATHROOMS	1		1.00
# 1/2 BATHS	1		1.00
TOT FIXTURES	5	\$3,815	
# UNITS	1		1.00