

Key: 2665

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.566

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCEACHERN P GARY & JEANNE E 71 INDIAN TRL SCITUATE, MA 02066				7-4-1-0				71 INDIAN TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCEACHERN P GARY & JEANNE				06/29/2004	A	500,000	28549-75				
MCEACHERN ARTHUR P & MAR				03/10/1994	F	100	12716-123				
MCEACHERN ARTHUR & MARIE				01/01/1955	Q		2352-2614				

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	%
14-054	02/10/2014	3	ALTERATIONS		06/10/2014	MR	100	100
93-216	04/29/1993	3	ALTERATIONS				100	100


LAND

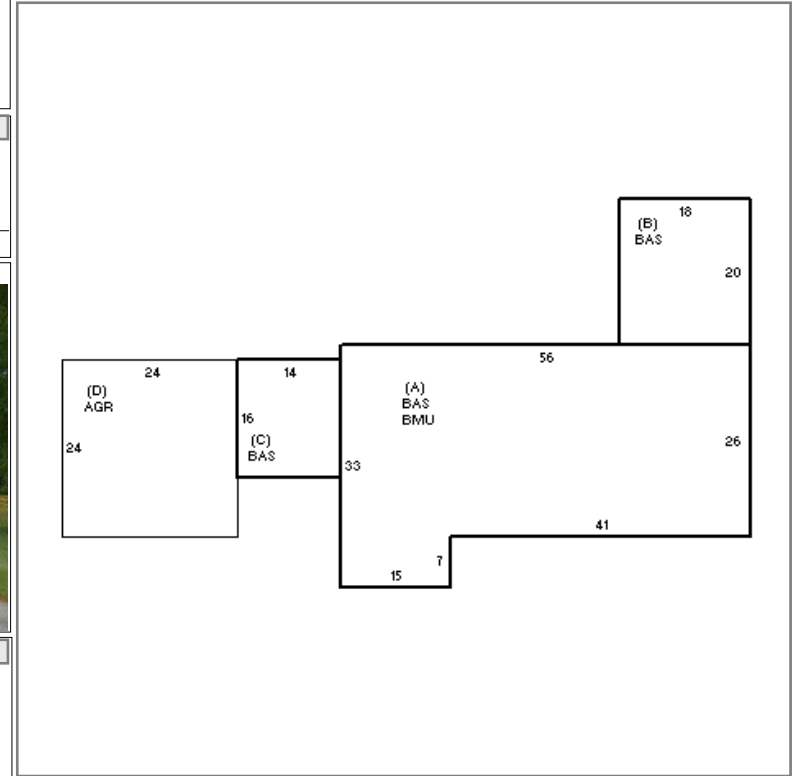
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,563	NS	1.00	100	1.00	100	1.00	R05	1.20		464,260

DETACHED

TOTAL	26,563 SF	ZONING	FRNT	363	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	464,300	422,100
Inf1	FACTOR 100		BUILDING	367,800	332,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		832,100	754,100	

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/10/2014
									



BUILDING	CD	ADJ	DESC	MEASURE	6/10/2014	MR	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST			OTHER FIX=SHOWER
STYLE	1	0.85	RANCH [100%]	REVIEW	6/26/2014	TD	
QUALITY	+	1.10	AVG +/GOOD - [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	533,009
NET AREA	2,145	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,561		46.54	72,652		
\$NLA(RCN)	\$248	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	2,145	1956	189.78	407,081		
				ROOF SHAPE	1	GABLE	1.00	D	AGR	N	ATT GARAGE	576		46.91	27,019		
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009		
				FLOOR COVER	99	N/A	1.00		F12	O	FPL 1S 2OP	1		11,381.70	11,382		
				INT FINISH	99	N/A	1.00										
				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	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69

RCNLD	\$367,800
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