

Key: 2891

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.796

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCGOVERN SUSAN E TR 49 ELY AV SCITUATE, MA 02066				22-2-6-F				49 ELY AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MCGOVERN SUSAN E TR				10/21/2022	F	1 57350-308		57350-308			
MCGOVERN SUSAN E				10/01/1987	QS	164,000 8042-123		8042-123			
RYAN E FRANCES				05/08/1985	XX	6089-235		6089-235			

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	%
89-664	12/20/1989	3	ALTERATIONS				100	100

LAND

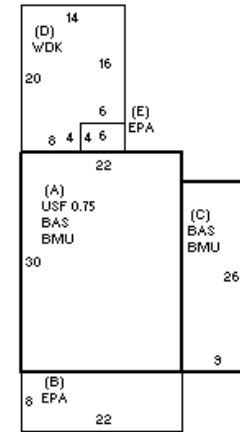
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,748	NS 1.00	100	1.00	528,000	2.65	100	1.00	PF1	1.20	441,570

TOTAL	13,748 SF	ZONING	NO. SCITUATE	FRNT	170	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	441,600	401,400		
Infl1	FACTOR 100			BUILDING	157,200	147,700		
Infl2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL	598,800	549,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/07/2003

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/6/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1926	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,389	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	894		48.75	43,584	
\$NLA(RCN)	\$314	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	894	1926	261.31	233,609	
CAPACITY			UNITS	ADJ	ROOF SHAPE	8	OTHER	1.00	A	USF	L	UPPER STORY FIN	495	1926	237.63	117,628
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	200		90.20	18,040		
ROOMS	6	1.00	FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	256		38.40	9,830		
BEDROOMS	3	1.00	INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239		
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00										
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00										
TOT FIXTURES	6	\$5,760														
# UNITS	1	1.00														

TOTAL RCN	436,690
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$157,200