

Key: 3171

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.078

LEGAL

LAND

DETACHED

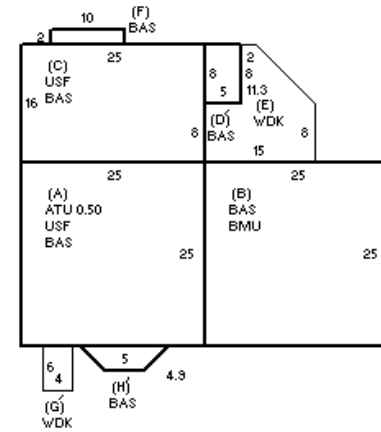
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MACISAAC GREGORY & NANCY 31 WHITCOMB LANE SCITUATE, MA 02066				8-2-20-0				31 WHITCOMB RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACISAAC GREGORY & NANCY				01/12/1999	F		1 17038-106				
MACISAAC GREGORY TRUSTEE				12/30/1992	XX		11545-349				
MACISAAC HUGH J				01/08/1980	XX		4779-54				

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	%
19-685	09/12/2019	3	ALTERATIONS	25,660	01/15/2020	JD	100	100
00-446	09/19/2000	2	ADDITIONS				100	100
91-570	10/30/1991	2	ADDITIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,574	MB 1.00	100	1.00	1,100,000	3.12	100	1.00	R07	2.50	910,430

TOTAL	11,587 SF	ZONING	N	FRNT	96	ASSESSED	LAND 910,400 BUILDING 511,900 DETACHED 7,600 OTHER 0 TOTAL 1,429,900	CURRENT	827,700 455,400 7,300 0 1,290,400	PREVIOUS											
Ngh	MINOT BCH	Inf1	FACTOR 100	Inf2	PHY 100	TY	GFU	QUAL	A	COND	1.00 60 0.40	DIM/NOTE	19X17	YB		UNITS	323	ADJ PRICE	59.12	RCNLD	7,600



BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE	1/15/2020	JD
MODEL	1		RESIDENTIAL	LIST	1/15/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/6/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1885	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	775,550
NET AREA	2,765	DETAIL ADJ	1.224	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,740	1885	257.43	447,921	CONDITION ELEM	CD
\$NLA(RCN)	\$280	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,025	1885	234.10	239,954	EXTERIOR	G
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	A	ATU	N	ATTIC UNF	313	40.70	12,739	INTERIOR	A
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	1.00	B	BMU	N	BSMT UNFINISHED	625	60.76	37,974	KITCHEN	A	
ROOMS	7	1.00	FLOOR COVER	24	COMB	1.00	1.00	+	WDK	N	WOOD DECK	192	42.24	8,110	BATHS	A	
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	1.00	F31	O	FPL 3S 1OP	2	10,116.70	20,233	BATHS	A		
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	1.02							HEAT	A		
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	1.00							ELECT	A		
TOT FIXTURES	8	\$8,617															
# UNITS	1	1.00															
																EFF.YR/AGE	1970 / 52
																COND	34 34 %
																FUNC	0
																ECON	0
																DEPR	34 % GD 66
																RCNLD	\$511,900