

Key: 318

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 305

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
STONE LAWRENCE J, ALICIA H & S/O MC LAUGHLIN GEOFFREY W & 117 OLD FORGE RD SCITUATE, MA 02066				42-3-23-0				117 OLD FORGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MC LAUGHLIN GEOFFREY W & STONE LAWRENCE J, ALICIA				07/03/2023	QS	1,350,000	58067-326				
				06/30/2021	QS	1,111,000	55247-105				
				02/28/2012	F	1	41024-281				

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	%
06-608		7	OTHERS		08/04/2022	JD	100	100
		7	OTHERS		09/06/2021	JD	100	100
	11/06/2006	2	ADDITIONS	100,000	07/13/2007	SJ	100	100
06-608	11/06/2006	2	ADDITIONS	100,000	07/15/2008	SJ	100	100
		6	CYCL GROWTH				100	100

LAND


CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.032	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	630

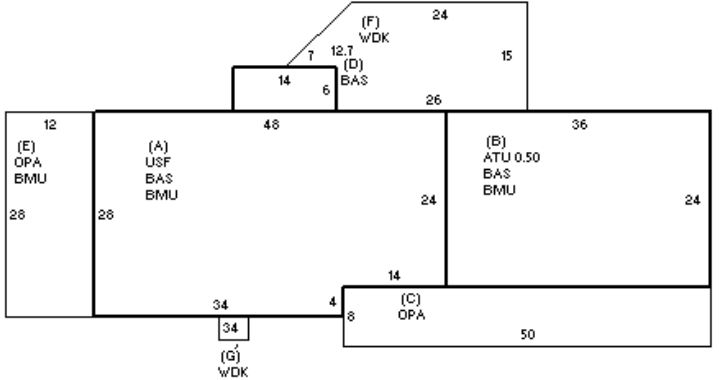
TOTAL	41,400 SF	ZONING	W. SCITUATE	FRNT	344	ASSESSED	404,700	CURRENT	1,110,100	PREVIOUS	367,900
Ngh	W. SCITUATE	NOTE ...IN-LAW/ACCESSORY DWG.	LAND	404,700	367,900						
Inf1	FACTOR 100		BUILDING	705,400	660,700						
Inf2	PHY 100		DETACHED	0	0						
			OTHER	0	0						
TOTAL			1,110,100	1,028,600							

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/04/2022





BUILDING	CD	ADJ	DESC	MEASURE	7/19/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/19/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,524	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,488		43.02	107,039
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,288	1968	192.99	248,569
				ROOF SHAPE	1	GABLE	1.00	B	ATU	N	ATTIC UNF	432		40.70	17,582
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	736		56.65	41,694
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	2,236	1968	212.22	474,516
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	425		42.24	17,952
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	2		2,740.10	5,480
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
									FPL	O	FIREPLACE	1		8,594.30	8,594

BUILDING

TOTAL RCN	940,557
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1988 / 34
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$705,400