

Key: 3281

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.163

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| MCDONOUGH RITA M 3 WINSLOW AV SCITUATE, MA 02066 | | | | 28-14-2-0 | | | | 3 WINSLOW AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MCDONOUGH RITA M | | | | 04/13/2021 | QS | 550,000 | 54779-220 | | | | |
| BOLSTER BENJAMIN & SHADI | | | | 12/06/2018 | QS | 407,000 | 50601-39 | | | | |
| MCCORD VIRGINIA W | | | | 06/23/2017 | QS | 350,000 | 48581-345 | | | | |

| 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 % |
| 03-408 | 07/15/2003 | 6 | CYCL GROWTH | | 04/17/2018 | JD | 100 100 |
| 95-497 | 08/01/1995 | 3 | ALTERATIONS | 1,800 | 07/21/2004 | SJ | 100 100 |
| 92-756 | 11/01/1992 | 2 | ADDITIONS | | | | 100 100 |
| 88-243 | 05/01/1988 | 3 | ALTERATIONS | | | | 100 100 |

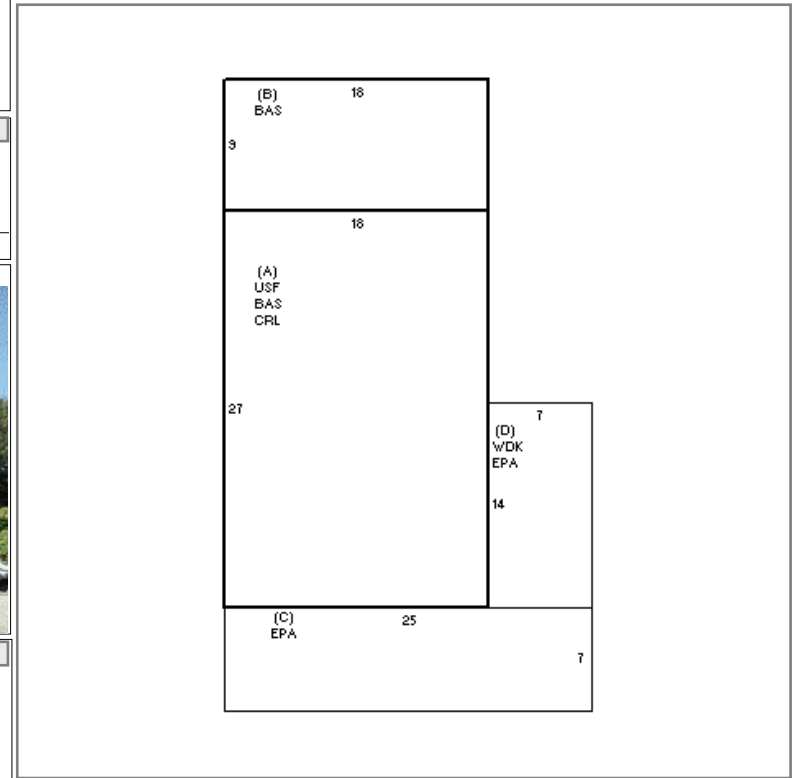
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|----------|----------|----------|------|----------|-----|------|------------|-----------|
| 100 | S | 6,000 | OS 1.00 | 100 1.00 | 100 1.00 | 440,000 | 5.81 | 100 1.00 | R08 | 1.00 | | 352,240 |

| TOTAL | 6,000 SF | ZONING | FRNT | 52 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh | OCEANSIDE | NOTE | LAND | 352,200 | 320,200 | | |
| Inf1 | FACTOR 100 | | BUILDING | 242,700 | 215,900 | | |
| Inf2 | PHY 100 | | DETACHED | 1,000 | 900 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 595,900 | 537,000 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 8X8 | | 64 | 17.03 | 1,000 |



| BLDG COMMENTS |
|---------------|
| MLS |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/17/2018 | JD |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/17/2018 | EST |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 2/12/2021 | JD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1922 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,134 | DETAIL ADJ | 1.200 | FOUNDATION | 3 | CONT WALL | 1.00 | A | CRL | N | BSMT CRAWL | 486 | | 13.71 | 6,661 |
| \$NLA(RCN) | \$306 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 486 | 1922 | 250.74 | 121,861 |
| | | | | ROOF SHAPE | 3 | GAMBREL | 1.00 | + | BAS | L | BASE AREA | 648 | 1922 | 275.73 | 178,671 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | EPA | N | ENCLOSED PORCH | 273 | | 90.20 | 24,625 |
| | | | | FLOOR COVER | 24 | COMB | 1.00 | D | WDK | N | WOOD DECK | 98 | | 38.40 | 3,763 |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| TOTAL RCN | 346,700 | CONDITION ELEM | CD |
|-----------|---------|----------------|----|
| EXTERIOR | | | A |
| INTERIOR | | | G |
| KITCHEN | | | G |
| BATHS | | | G |
| HEAT | | | A |
| ELECT | | | A |

| EFF.YR/AGE | 1973 / 49 |
|------------|------------|
| COND | 30 30% |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 30 % GD 70 |
| RCNLD | \$242,700 |