

Key: 3293

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.175

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|--|--|--|---------------------------|---|---------|-----------|----------------|---|------------|--------------|--|
| MCCOURT CHRISTOPHER & KATHRYN TRUSTEES 22 BRADFORD AV SCITUATE, MA 02066 | | | | 28-10-2-0 | | | | 22 BRADFORD AV | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | MCCOURT CHRISTOPHER & KAT | | | | 01/05/2011 | F | 1 | 39507-344 | |
| MCCOURT CHRISTOPHER & KAT | | | | 09/20/2004 | O | 432,500 | 29088-153 | | | | | |
| NICHOLS STRATTON E TRUSTE | | | | 12/07/2000 | F | | 19143-333 | | | | | |

| 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 | % |
| 06-063 | 02/09/2006 | 1 | NEW CONST | | 06/20/2006 | SJ | 100 | 100 |
| 04-768 | 11/19/2004 | 3 | ALTERATIONS | 9,000 | 06/20/2006 | SJ | 100 | 100 |
| 04-678 | 11/19/2004 | 4 | DEMO | | 06/02/2005 | SJ | 100 | 100 |
| 02-306 | 06/12/2002 | 1 | NEW CONST | 432,000 | 06/02/2005 | SJ | 100 | 100 |
| | | 3 | ALTERATIONS | | | | 100 | 100 |

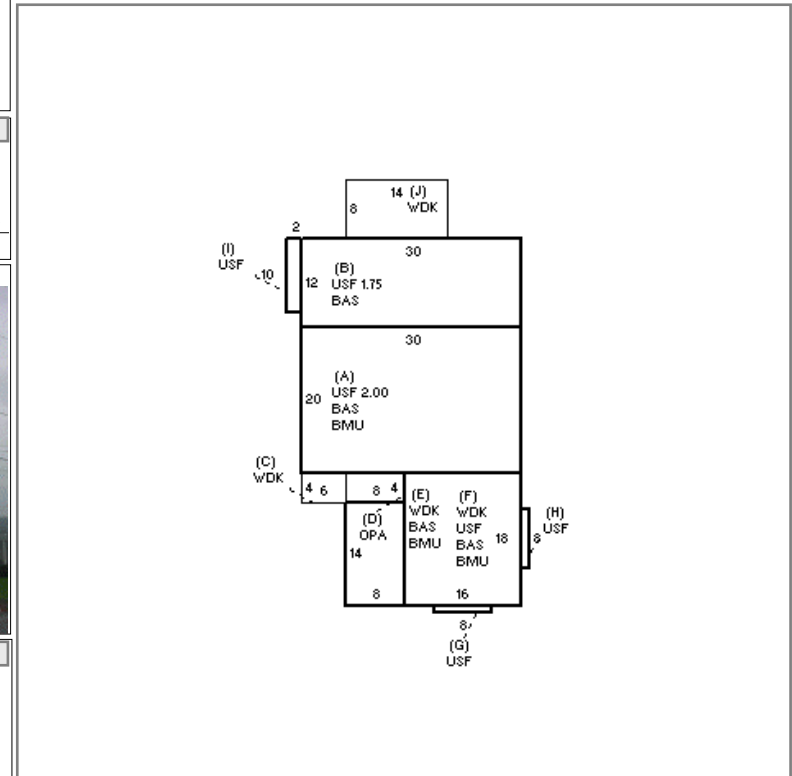
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|------|---------|------|-----|------------|-----------|
| 100 | S | 5,000 | OS | 1.00 | 1.00 | 1.00 | 1.00 | 528,000 | 6.92 | 100 | 1.00 | 419,360 |

| TOTAL | 5,009 SF | ZONING | FRNT | 59 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|--------------|-----------|------------------|------------------|----------|
| Ngh | OCEANSIDE | N O T E | | | LAND | 419,400 | 381,200 |
| Inf1 | FACTOR 100 | | BUILDING | 1,086,600 | 908,400 | | |
| Inf2 | PHY 100 | | DETACHED | 14,200 | 13,500 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | | 1,520,200 | 1,303,100 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|--------|
| DGF | L | 0.80 | 10 0.90 | 2006 | 400 | 39.42 | 14,200 |



BLDG COMMENTS
OTHER FIX=SHOWER
FY12 STYLE CHANGE FROM CONV TO NEW STYLE
PER FIELD REVIEW.



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| BUILDING | CD | ADJ | DESC | MEASURE | 3/14/2012 | SJ |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/14/2012 | EST |
| STYLE | 20 | 1.35 | NEW STYLE [100%] | REVIEW | 4/6/2011 | KT |
| QUALITY | V | 1.40 | VERY GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

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| YEAR BLT | 2005 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,309,214 | | | | | | | | | | | | | | | |
|----------------|-------------|------------|-------|---|----|----------------|------|---|------|---|-----------------|-------|------|-----------|---------|-----------|-----------|----------------|-------------|----------|------|----------|------|---------|---|-------|------|------|--|-------|----|---------|
| NET AREA | 3,514 | DETAIL ADJ | 1.390 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,000 | | 66.01 | 66,013 | | | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$373 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | BAS | L | BASE AREA | 1,360 | 2005 | 360.99 | 490,948 | | | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | W/DK | N | WOOD DECK | 536 | | 53.76 | 28,815 | | | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | O/P | N | OPEN PORCH | 32 | | 72.10 | 2,307 | | | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | + | USF | L | UPPER STORY FIN | 2,154 | 2005 | 328.28 | 707,120 | | | | | | | | | | | | | | | | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td></td> </tr> <tr> <td>INTERIOR</td> <td></td> </tr> <tr> <td>KITCHEN</td> <td></td> </tr> <tr> <td>BATHS</td> <td></td> </tr> <tr> <td>HEAT</td> <td></td> </tr> <tr> <td>ELECT</td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | | | CONDITION ELEM | CD | EXTERIOR | | INTERIOR | | KITCHEN | | BATHS | | HEAT | | ELECT | | |
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| EXTERIOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KITCHEN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEAT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">2005 / 17</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>17</td> <td>17 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>17</td> <td>% GD 83</td> </tr> </tbody> </table> | | | | | | | | | | | | | | EFF.YR/AGE | 2005 / 17 | | COND | 17 | 17 % | FUNC | 0 | | ECON | 0 | | DEPR | 17 | % GD 83 |
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| COND | 17 | 17 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 17 | % GD 83 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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