

Key: 3294

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.176

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MCCOURT CHRISTOPHER & KATHRYN TRUSTEES				28-10-3-0				18 BRADFORD AV				
22 BRADFORD AV SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCCOURT CHRISTOPHER & KAT				01/05/2011	F	1	39507-341	
				MCCOURT CHRISTOPHER G &				11/20/2009	QS	410,000	37941-224	
				CHASE CLIFFORD				02/02/2009	R	437,000	36755-27	

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	%
20-474	08/10/2020	3	ALTERATIONS	30,000	07/12/2021	JD	100	100
91-99	04/01/1991	3	ALTERATIONS				100	100

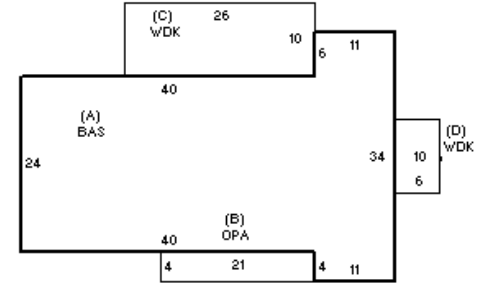
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100	1.00	100	1.00	528,000	3.58	100	1.00	433,430

TOTAL	10,000 SF	ZONING	FRNT	89	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	433,400	394,000
Inf1	FACTOR 100		BUILDING	205,700	183,000		
Inf2	PHY 100		DETACHED	800	700		
			OTHER	0	0		
			TOTAL	639,900	577,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/15/2021
SHF	A	1.00	30 0.70	7 X 9		63	17.03	800	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/12/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/12/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/6/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	277,979		
NET AREA	1,334	DETAIL ADJ	0.850	FOUNDATION	3	CONT WALL	1.00	A	BAS	L	BASE AREA	1,334	1954	187.06	249,543	CONDITION ELEM CD			
\$NLA(RCN)	\$208	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	OPA	N	OPEN PORCH	84		51.50	4,326	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	320		38.40	12,288	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	KITCHEN	V		
				FLOOR COVER	24	COMB	1.00		ODS	O	OUT DOOR SHOWER	1		1,141.00	1,141	BATHS	G		
				INT FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1984 / 38
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$205,700