

Key: 3599

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3455

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
NEVILLE MARY C S/O NEVILLE MARY C TRUSTEE 42 IRVING RD SCITUATE, MA 02066				34-25-22-0				42 IRVING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEVILLE MARY C TRUSTEE				06/26/2023	F		1 (135550)				
NEVILLE MARY C				12/08/2016	QS	318,000	(124497)				
O'NEIL ALISON M				03/18/2005	QS	300,000	(106949)				

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	%
91-79	03/01/1991	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,000	OS 1.00	100	1.00	440,000	8.57	100	1.00	R03	1.00	346,280

TOTAL	4,008 SF	ZONING		FRNT	44	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE				LAND	346,300	314,800
Infl1	FACTOR 100					BUILDING	120,500	108,800
Infl2	PHY 100					DETACHED	500	500
						OTHER	0	0
						TOTAL	467,300	424,100

DETACHED

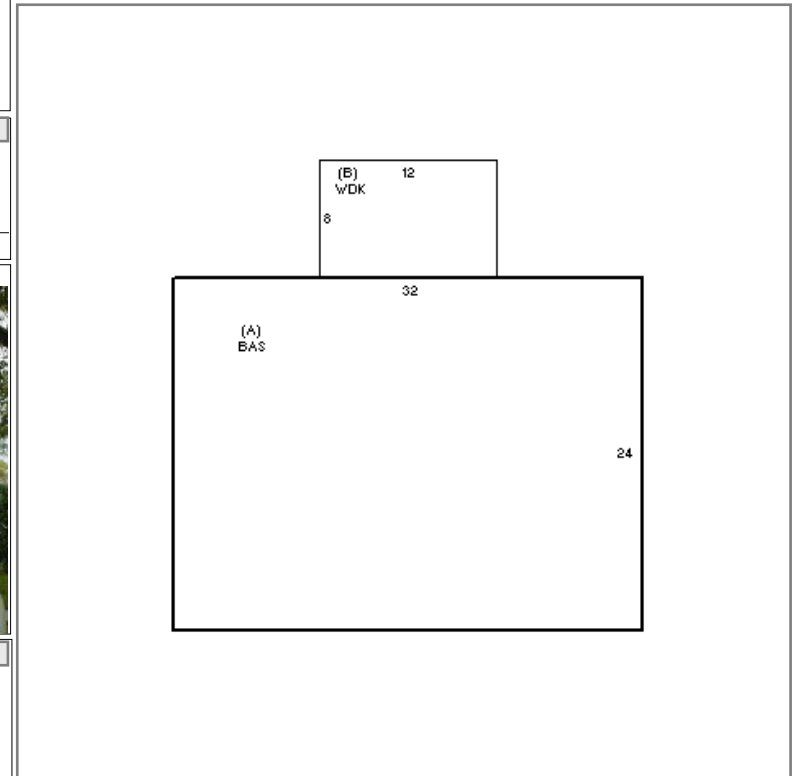
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		40	17.03	500



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/11/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/11/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	768	DETAIL ADJ	0.807
\$NLA(RCN)	\$227	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$1,937	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	768	1954	210.60	161,743
EXT COVER	2	CLAPBOARD	1.00	B	WDK	N	WOOD DECK	96		38.40	3,686
ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281
ROOF COVER	1	ASPH SHINGLES	1.00								
FLOOR COVER	14	COMB	1.00								
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	174,647
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$120,500