

Key: 3601

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.457

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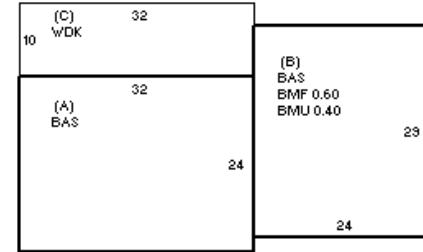
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CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY BRENDAN L & MELANIE H 40 IRVING ROAD SCITUATE, MA 02066				34-25-23-0				40 IRVING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCARTHY BRENDAN L				03/29/2002	QS	235,000	(100997)				
WALSH EDWARD J				08/28/2000	QS	190,000	(C00097974)				
MCCUNE EDWARD J III				04/09/1993	QS	101,500	(L00084441)				

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	%
08-119	04/01/2008	2	ADDITIONS	100,000	08/26/2008	SJ	100	100
08-119	04/01/2008	2	ADDITIONS	100,000	07/22/2009	SJ	100	100
		3	ALTERATIONS		06/02/2005	SJ	100	100
04-382	06/22/2004	3	ALTERATIONS	6,400	07/27/2004	SJ	100	100

TOTAL	4,008 SF	ZONING	FRNT	64	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	346,300	314,800
Inf1	FACTOR 100		BUILDING	258,000	229,400		
Inf2	PHY 100		DETACHED	100	100		
			OTHER	0	0		
TOTAL						604,400	544,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		10	17.03	100



BUILDING	CD	ADJ	DESC	MEASURE	7/22/2009	SJ
MODEL	1		RESIDENTIAL	LIST	7/22/2009	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%]			

BLDG COMMENTS

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	335,048		
NET AREA	1,464	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	BAS	L	BASE AREA	768	1954	182.76	140,362	CONDITION ELEM	CD		
\$NLA(RCN)	\$229	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	BMU	N	BSMT UNFINISHED	278		53.05	14,747	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	BMF	N	BSMT FINISH-SEP	418		74.47	31,127	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BAS	L	BASE AREA	696	2008	182.76	127,203	KITCHEN			
				FLOOR COVER	14	COMB	1.00	C	WDK	N	WOOD DECK	320		38.40	12,288	BATHS			
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$258,000