

Key: 3604

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.460

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MACKINNON JUDITH F 18 SURRY ROAD HINGHAM, MA 02043				34-25-26-F				30 IRVING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MACKINNON JUDITH F				02/10/2021	QS	523,000 (131546)					
LINNEHAN JOAN				02/10/1997	A	180,000 (90975)					
LINNEHAN LEONARD & RUTH E				07/14/1988	QS	181,000 77276-0					

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	%
05-254	05/19/2005	3	ALTERATIONS	7,500	07/06/2006		100	100

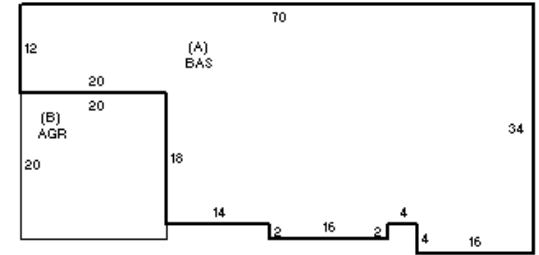
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,526 OS	1.00	100	1.00	100	1.00	440,000	4.16	100	1.00	R03 1.00	358,180

TOTAL	8,538 SF	ZONING	FRNT	196	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	358,200	325,600		
Infl1	FACTOR 100		BUILDING	235,200	209,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	593,400	534,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/20/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2021	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

G

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	356,352	
NET AREA	1,836	DETAIL ADJ	0.867	FOUNDATION	3	CONT WALL	1.00	A	BAS	L	BASE AREA	1,836	1953	177.65	326,158	CONDITION ELEM	CD	
\$NLA(RCN)	\$194	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	AGR	N	ATT GARAGE	400		46.88	18,751	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	A	
				FLOOR COVER	14	COMB	1.00									BATHS	A	
				INT FINISH	1	PLASTER	1.00									HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		7	1.00															
BEDROOMS		4	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		6	\$4,162															
# UNITS		1	1.00															
EFF.YR/AGE 1970 / 52																		
COND 34 34 %																		
FUNC 0																		
ECON 0																		
DEPR 34 % GD 66																		
RCNLD \$235,200																		