

Key: 3861

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.680

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|----------------|--------------|------------------|--|--|--|
| MCCOURT MARY M TR PO BOX 230 SCITUATE, MA 02066 | | | | 34-7-3-0 | | | | 117 OCEANSIDE DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MCCOURT MARY M TR | | | | 12/04/2009 | F | 1 (114106) | | | | | |
| MCCOURT MARY | | | | 06/03/1982 | QS | 50,000 (66266) | | | | | |
| CASEY VIRGINIA A | | | | 10/31/1979 | XX | (C00062768) | | | | | |

| 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 | % |
| 19-963 | 12/30/2019 | 2 | ADDITIONS | 29,000 | 06/17/2020 | JD | 100 | 100 |
| 18-632 | 09/14/2018 | 3 | ALTERATIONS | 8,000 | 07/20/2019 | JD | 100 | 0 |
| 18-632 | 09/14/2018 | 3 | ALTERATIONS | 8,000 | 06/17/2020 | JD | 100 | 100 |
| 93-313 | 06/08/1993 | 3 | ALTERATIONS | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 4,327 | OS 1.00 | 100 | 1.00 | 528,000 | 7.95 | 100 | 1.00 | WV3 | 1.20 | 416,850 |

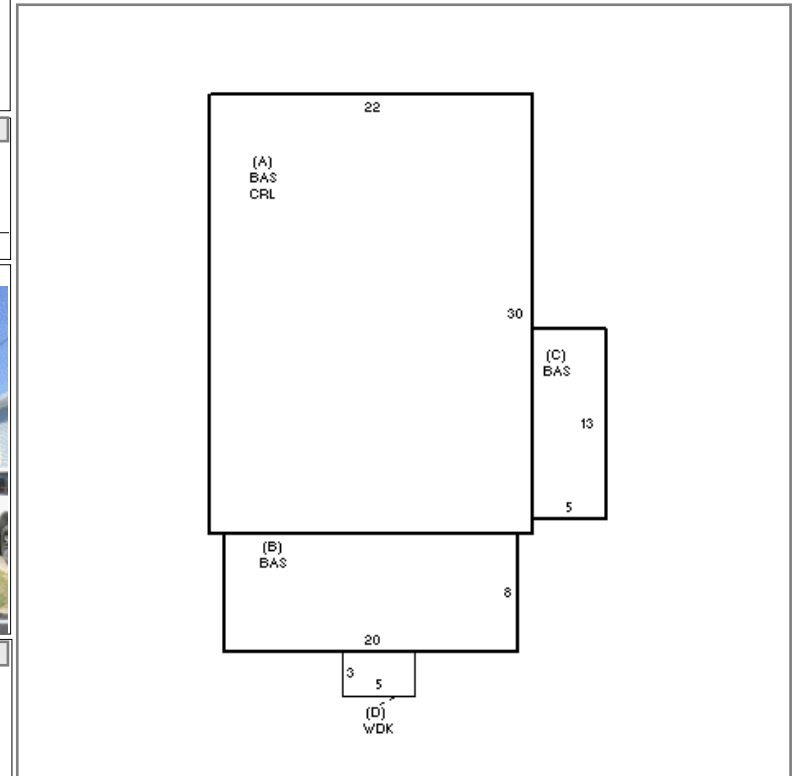
| TOTAL | 4,312 SF | ZONING | | FRNT | 48 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Ngh | OCEANSIDE | NOTE | LAND | 416,900 | 379,000 | | | |
| Inf1 | FACTOR 100 | | BUILDING | 154,000 | 138,800 | | | |
| Inf2 | PHY 100 | | DETACHED | 11,700 | 11,100 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 582,600 | 528,900 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|----|-------|-----------|--------|
| DGF | A | 1.00 | 30 0.70 14 X 22 | | 308 | 54.18 | 11,700 |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 7/24/2019 | JD |
|----------|----|------|----------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/24/2019 | EST |
| STYLE | 6 | 0.85 | COTT/BUNGALOW [100%] | REVIEW | 6/17/2020 | JD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1957 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 197,389 | | | | |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------|---------|------------|-----------|------|----|
| NET AREA | 885 | DETAIL ADJ | 0.850 | FOUNDATION | 3 | CONT WALL | 1.00 | A | CRL | N | BSMT CRAWL | 660 | | 12.08 | 7,972 | CONDITION ELEM | CD | | | | |
| \$NLA(RCN) | \$223 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | BAS | L | BASE AREA | 820 | 1957 | 211.07 | 173,081 | EXTERIOR | G | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | BAS | L | BASE AREA | 65 | 2020 | 211.08 | 13,720 | INTERIOR | G | | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | WDK | N | WOOD DECK | 15 | | 38.40 | 576 | KITCHEN | G | | | | |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | | | | | | | | | BATHS | G | | | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | | HEAT | A | | | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | ELECT | U | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1997 / 25 | | |
| | | | | | | | | | | | | | | | | | | COND | 22 22 % | | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | | | | | DEPR | 22 | % GD | 78 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$154,000 | | |