

Key: 4090

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.908

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCMELLEN EDWARD J & JENNIFER K 34 THOMAS AV SCITUATE, MA 02066-4714				38-7-29-0				34 THOMAS AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCMELLEN EDWARD J & JENNI				03/29/2004	XX	338,700	(105064)				
SANCHEZ STEVEN R & LUCIE				11/17/2000	QS	244,500	(C98392)				
LAKE BARBARA & SULLIVAN C				05/20/1991	XX		(C00081449)				

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	%
12-694	11/08/2012	2	ADDITIONS	140,000	07/30/2013	SJ	100	100
03-079	12/22/2003	3	ALTERATIONS			PJB	100	100
	03/04/2003	3	ALTERATIONS				100	100
		2	ADDITIONS					100

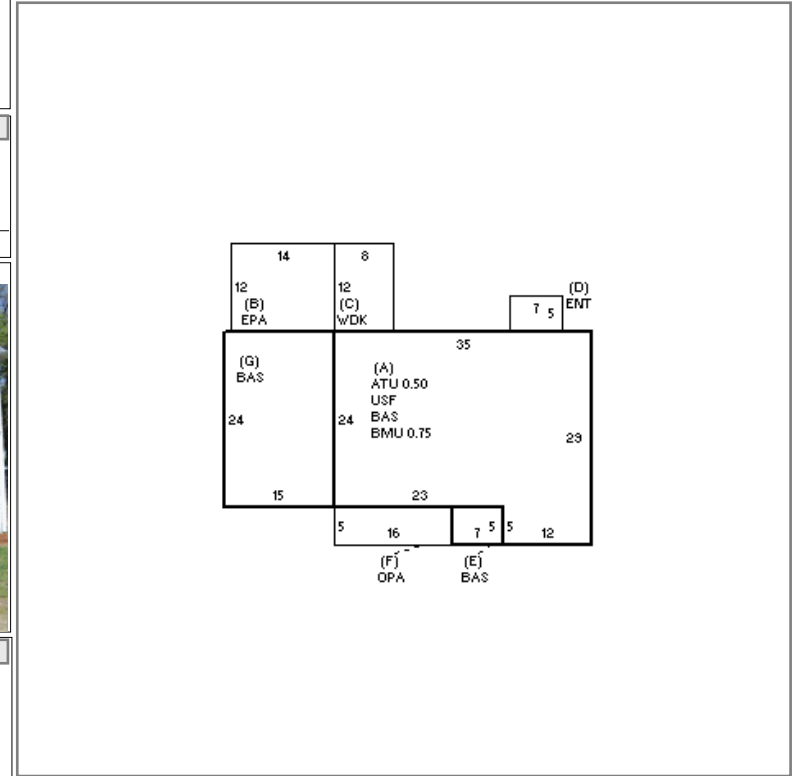
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,027	SC 1.00	100	1.00	396,000	3.57	100	1.00	R03	0.90	325,120

TOTAL	10,027 SF		ZONING	FRNT	116			ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE		NOTE				LAND	325,100	312,000	
Inf1	FACTOR 100			BUILDING	395,400	366,500				
Inf2	PHY 100			DETACHED	600	500				
				OTHER	0	0				
						TOTAL	721,100	679,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	60 0.40		96	14.95	600



BUILDING	CD	ADJ	DESC	MEASURE	7/30/2013	SJ
MODEL	1		RESIDENTIAL	LIST	7/30/2013	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/5/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS

YEAR BLT	1950 <th>SIZE ADJ</th> <td>1.000 <th>ELEMENT</th> <th>CD</th> <th>DESCRIPTION</th> <th>ADJ</th> <th>S</th> <th>BAT</th> <th>T</th> <th>DESCRIPTION</th> <th>UNITS</th> <th>YB</th> <th>ADJ PRICE</th> <th>RCN</th> <th>TOTAL RCN</th> <td>513,458 </td></td>	SIZE ADJ	1.000 <th>ELEMENT</th> <th>CD</th> <th>DESCRIPTION</th> <th>ADJ</th> <th>S</th> <th>BAT</th> <th>T</th> <th>DESCRIPTION</th> <th>UNITS</th> <th>YB</th> <th>ADJ PRICE</th> <th>RCN</th> <th>TOTAL RCN</th> <td>513,458 </td>	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	513,458	
NET AREA	2,195	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	675		53.64	36,204	CONDITION ELEM	CD	
\$NLA(RCN)	\$234	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	900	1950	180.20	162,178	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	450		37.00	16,650	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	168		90.20	15,154	KITCHEN		
				FLOOR COVER	14	COMB	1.00	C	WDK	N	WOOD DECK	96		38.40	3,686	BATHS		
				INT FINISH	1	PLASTER	1.00	D	ENT	N	ENCLOSED ENTRY	35		97.71	3,420	HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00	+	BAS	L	BASE AREA	1,295	1950	198.15	256,607	ELECT		
				FUEL SOURCE	99	N/A	1.00	F	OPA	N	OPEN PORCH	80		51.50	4,120			
												F21	O	FPL 2S 1OP	1	8,239.00	8,239	

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	\$7,200
# UNITS	1	1.00

EFF.YR/AGE	1995 / 27	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD	\$395,400	