

Key: 429

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 378

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| MACNEILL JOHN L & MARY B 25 OLD FORGE ROAD SCITUATE, MA 02066 | | | | 42-3-18-0 | | | | 25 OLD FORGE RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MACNEILL JOHN L & MARY B | | | | 07/16/1999 | A | 350,000 | 17673-213 | | | | |
| MACNEILL CAROL & WILLIAM | | | | 01/01/1976 | XX | | 4043-272 | | | | |
| HART CAROL A | | | | 01/01/1972 | XX | | P0010-5077 | | | | |

| 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 % |
| 16-146 | 04/04/2016 | 3 | ALTERATIONS | 20,000 | 07/19/2016 | SJ | 100 100 |
| 16-146A | 04/04/2016 | 2 | ADDITIONS | 60,000 | 07/19/2016 | SJ | 100 10 |
| 16-146A | 04/04/2016 | 2 | ADDITIONS | 60,000 | 07/20/2017 | SJ | 100 75 |
| 16-146A | 04/04/2016 | 2 | ADDITIONS | 60,000 | 08/27/2018 | JD | 100 100 |
| 89-224 | 05/01/1987 | 3 | ALTERATIONS | | | | 100 100 |

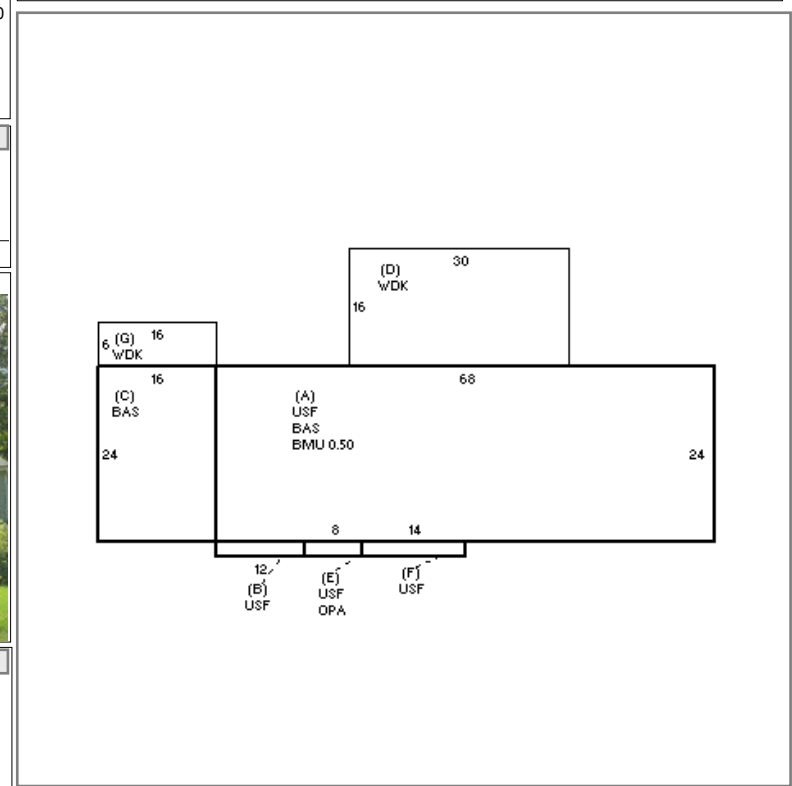
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 40,000 | WS 1.00 | 100 | 1.00 | 440,000 | 1.00 | 100 | 1.00 | R04 | 1.00 | 404,040 |
| 300 | A | 0.057 | WS 1.00 | 100 | 1.00 | 19,800 | 1.00 | 100 | 1.00 | R04 | 1.00 | 1,130 |

| TOTAL | 42,515 SF | ZONING | FRNT | 433 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|----------|---------|----------|
| Ngh | W. SCITUATE | NOTE | | | LAND | 405,200 | 368,400 |
| Inf1 | FACTOR 100 | | BUILDING | 590,100 | 548,500 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 995,300 | 916,900 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS
OTHER FIX=SINK, extra shower
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.



| BUILDING | CD | ADJ | DESC | MEASURE | 7/22/2010 | PL | BLDG COMMENTS | | | | | | | | | | | | |
|----------|----|------|-------------------|---------|-----------|-----|--|--|--|--|--|--|--|--|--|--|--|--|--|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/22/2010 | EST | OTHER FIX=SINK, extra shower | | | | | | | | | | | | |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 8/27/2018 | JD | FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW. | | | | | | | | | | | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | | | | | | | | | | | | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | | | | | | | | | | | | | | |

| YEAR BLT | 1962 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 746,973 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 3,716 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 816 | | 50.18 | 40,949 | | |
| \$NLA(RCN) | \$201 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | USF | L | UPPER STORY FIN | 1,700 | 1962 | 167.74 | 285,154 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 2,016 | 1962 | 184.45 | 371,851 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | WDK | N | WOOD DECK | 576 | | 38.40 | 22,118 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | E | OPA | N | OPEN PORCH | 16 | | 51.50 | 824 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | F21 | O | FPL 2S 1OP | 2 | | 8,238.50 | 16,477 | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |

| CAPACITY | UNITS | ADJ | COND | 20 | 20 % |
|--------------|-------|---------|------|----|---------|
| STORIES | 2 | 1.00 | FUNC | 0 | |
| ROOMS | 10 | 1.00 | ECON | 0 | |
| BEDROOMS | 6 | 1.00 | DEPR | 21 | % GD 79 |
| BATHROOMS | 2 | 1.00 | | | |
| # 1/2 BATHS | 2 | 1.00 | | | |
| TOT FIXTURES | 12 | \$9,600 | | | |
| # UNITS | 1 | 1.00 | | | |

| EFF.YR/AGE | 2000 / 22 |
|------------|-----------|
| RCNLD | \$590,100 |