

Key: 4292

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.063

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MCINERNEY BRIAN M & TAYLOR M				39-4-15-0				23 TENTH AV				
23 TENTH AV				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				MCINERNEY BRIAN M & TAYLO				08/21/2015	QS	352,500	(122306)	
				COYLE JAMISON J				09/14/2012	QS	336,000	(118010)	
				LaCAVA MICHAEL TR				03/26/2012	N	115,000	(117210)	


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	%
12-190	04/10/2012	3	ALTERATIONS	36,450	07/16/2012	SJ	100	100
12-190	04/10/2012	3	ALTERATIONS	36,450	09/13/2013	SJ	100	100
		6	CYCL GROWTH		09/15/2009		100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,000	OS 1.00	100	1.00	100	1.00	440,000	5.81	100	1.00	R08 1.00	352,240

DETACHED

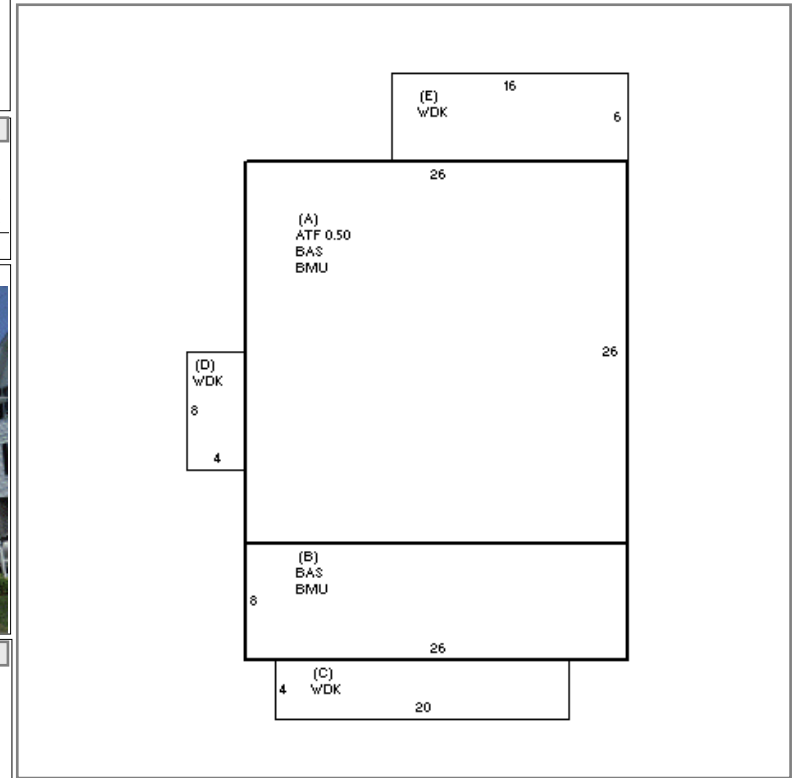
TOTAL	6,011 SF	ZONING	FRNT	45	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	352,200	320,200		
Inf1	FACTOR 100		BUILDING	255,200	229,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	607,400	550,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/27/2010
									

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/13/2013	SJ
MODEL	1		RESIDENTIAL	LIST	9/13/2013	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	340,201
NET AREA	1,222	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	884		48.92	43,245		
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	884	1950	252.60	223,299		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	338	1950	163.21	55,164		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	208		38.40	7,987		
				FLOOR COVER	14	COMB	1.00	FPL	O	FIREPLACE	1			7,813.00	7,813		
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$255,200