

Key: 4312

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.083

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY HILARY M 7 ELEVENTH AV SCITUATE, MA 02066				39-5-19-0				7 ELEVENTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCARTHY HILARY M				06/27/2017	QS	479,000	(125350)				
HUGO ETHAN E & BRANDY N				08/13/2008	QS	408,500	(112340)				
MARKS, MICHAEL V				03/28/2006	F	235,000	(108819)				

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	%
17-491	07/28/2017	3	ALTERATIONS	21,000	06/26/2018	JD	100	100
06-450	08/01/2006	3	ALTERATIONS	30,000	06/26/2007	SJ	100	100
		6	CYCL GROWTH				100	100

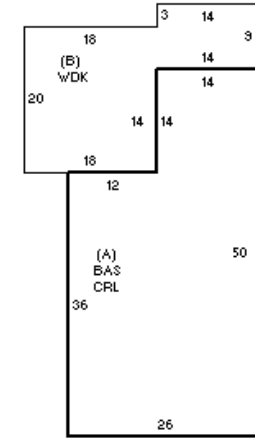
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,979	OS 1.00	100	1.00	100	1.00	440,000	5.83	100	1.00	R08 1.00	352,190

TOTAL	5,968 SF	ZONING		FRNT	46	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	352,200	320,200			
Inf1	FACTOR 100		BUILDING	265,300	236,000			
Inf2	PHY 100		DETACHED	1,700	1,600			
			OTHER	0	0			
			<b>TOTAL</b>	<b>619,200</b>	<b>557,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	11 X 10		110	17.15	1,700



BLDG COMMENTS  
KITCHEN/BATH INT. RENO



BUILDING	CD	ADJ	DESC	MEASURE	5/18/2014	SJ
MODEL	1		RESIDENTIAL	LIST	6/26/2018	JD
STYLE	1	0.85	RANCH [100%]	REVIEW	4/1/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	294,806				
NET AREA	1,132	DETAIL ADJ	0.884	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	1,132		11.20	12,676	CONDITION ELEM	CD				
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,132	1952	223.64	253,155	EXTERIOR	V				
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	486		42.24	20,528	INTERIOR	V				
				ROOF COVER	1	ASPH SHINGLES	1.00		GFP	O	GAS FIREPLACE	1		6,111.60	6,112	KITCHEN	V				
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	V				
				INT FINISH	1	PLASTER	1.00									HEAT	U				
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	U				
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	2012 / 10		
																		COND	10 10%		
																		FUNC	0		
																		ECON	0		
																		DEPR	10	% GD	90
																		RCNLD	\$265,300		