

Key: 4315

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.086

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MCHUGH EDWARD & TRINA 55 MASSACO STREET SIMSBURY, CT 06070				39-5-22-0				13 ELEVENTH AV				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCHUGH EDWARD & TRINA 13 ELEVENTH AVENUE LLC HARRIS NICOLE M				08/15/2018	QS	407,250	(127319)	
						05/15/2018	F	1	(126803)			
						05/05/2006	L	320,000	(108995)			

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	%
19-334	05/13/2019	3	ALTERATIONS	14,000	08/01/2019	JD	100	100
		3	ALTERATIONS		07/30/2009	SJ	100	100
		3	ALTERATIONS		06/25/2007	SJ	100	100
06-253	05/05/2006	3	ALTERATIONS	20,000	09/12/2006	SJ	100	100
02-290	06/06/2002	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,521	OS 1.00	100	1.00	100	1.00	440,000	5.37	100	1.00	R08 1.00	353,580

TOTAL	6,534 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	353,600	321,400		
Inf1	FACTOR 100		BUILDING	257,200	228,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	610,800	550,300		

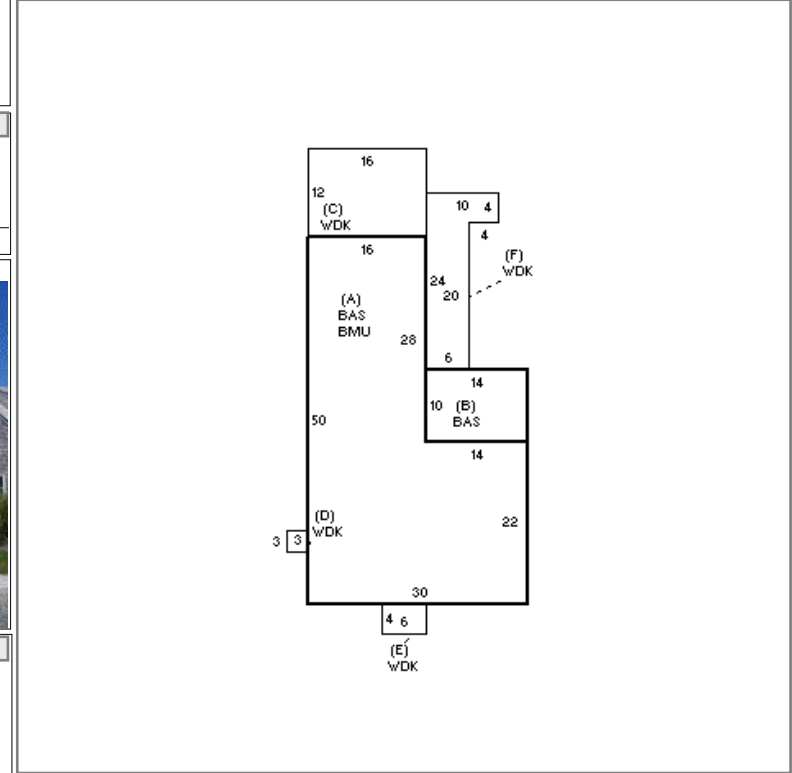
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/21/2009
									

BUILDING	CD	ADJ	DESC	MEASURE	8/1/2019	JM
MODEL	1		RESIDENTIAL	LIST	8/1/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [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	321,529
NET AREA	1,248	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,108		45.85	50,798		
\$NLA(RCN)	\$258	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,248	1952	195.89	244,466		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	385		38.40	14,784		
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281		
				FLOOR COVER	14	COMB	1.00										
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										

BUILDING



BLDG COMMENTS	Outside Shower

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2002 / 20
COND	18 18%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$257,200