

Key: 4328

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.099

LEGAL LAND

CURRENT OWNER										PARCEL ID				LOCATION			
MCGRATH MICHELLE M 75 MARION RD SCITUATE, MA 02066										40-12-9-0				75 MARION RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
MCGRATH MICHELLE M										09/07/2016	QS	422,000	(124046)				
SWEENEY SHAWN										07/28/2008	QS	332,000	(112266)				
SMIGIELSKI STEPHEN J III										05/31/2007	QS	380,000	(110603)				

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	%
15-798	11/23/2015	3	ALTERATIONS	80,000	07/14/2016	SJ	100	100
04-212 97-203	04/22/2004 05/02/1997	2	ADDITIONS	21,500	06/07/2005	SJ	100	100
		2	ADDITIONS		09/01/2104	SJ	100	100
		3	ALTERATIONS				100	100

LEGAL LAND

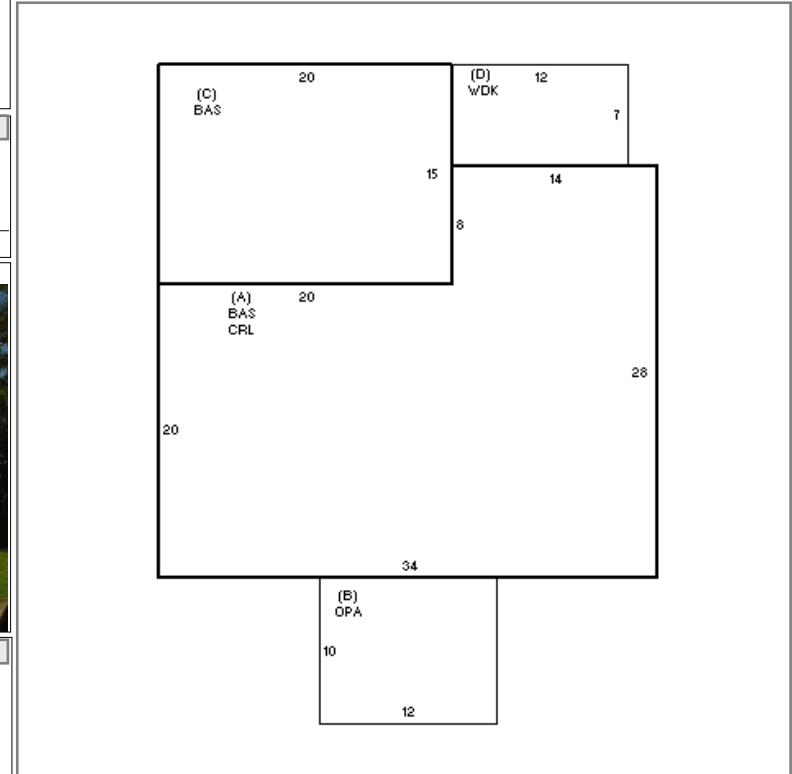
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,664	OS 1.00	100	1.00	440,000	7.40	100	1.00	R08	1.00	348,450

TOTAL	4,661 SF	ZONING	FRNT	104	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M39		LAND	348,500	316,800
Infl1	FACTOR 100		LAND	230,300	204,900		
Infl2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
			TOTAL	579,000	521,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		20	17.03	200



BLDG COMMENTS



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	11/16/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/16/2010	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%]			

BUILDING

YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	242,434		
NET AREA	1,092	DETAIL ADJ	0.875	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	792		11.32	8,964	CONDITION ELEM	CD		
\$NLA(RCN)	\$222	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	792	1945	203.26	160,985	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	120		51.50	6,180	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BAS	L	BASE AREA	300	2004	203.26	60,979	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	84		38.40	3,226	BATHS	V		
				INT FINISH	1	PLASTER	1.00									HEAT	U		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2017 / 5
																		COND	5 5 %
																		FUNC	0
																		ECON	0
																		DEPR	5 % GD 95
																		RCNLD	\$230,300