

Key: 4366

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.137

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCLAUGHLIN JOHN J & MARY 17 WILLIAMS AVENUE SCITUATE, MA 02066				39-15-5-F				17 WILLIAMS AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCLAUGHLIN JOHN J & MARY				03/01/1983	QS	55,500	5320-242				
ROLLINS NEAL U				06/09/1982	XX		5158-410				
ROLLINS NEAL U AND TERESA				01/01/1978	XX		4320-442				

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	%
21-1364	10/23/2021	7	OTHERS		07/13/2022	JD	100	100
93-164	04/12/1993	2	ADDITIONS	7,000	07/13/2022	JD	100	100
		2	ADDITIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	OS 1.00	100	1.00	100	1.00	440,000	3.58	100	1.00	R02 1.00	361,190

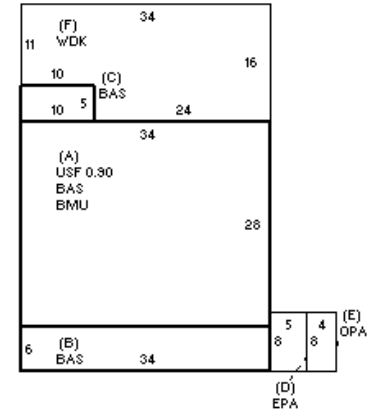
TOTAL	10,000 SF	ZONING	FRNT	197	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	361,200	328,400
Inf1	FACTOR 100				BUILDING	319,000	283,700
Inf2	PHY 100				DETACHED	4,100	4,000
					OTHER	0	0
					TOTAL	684,300	616,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	80 0.20 22 X 14		308	54.18	3,300
SHF	A	1.00	30 0.70 6 X 12		72	16.65	800



BUILDING	CD	ADJ	DESC	MEASURE	7/13/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/13/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	569,623
NET AREA	2,063	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	952		47.83	45,530	CONDITION ELEM	CD
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	857	1930	223.14	191,234	EXTERIOR	F
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,206	1930	245.38	295,924	INTERIOR	F
				ROOF COVER	1	ASPH SHINGLES	1.00	D	EPA	N	ENCLOSED PORCH	40		90.20	3,608	KITCHEN	F
				FLOOR COVER	2	SOFTWOOD	1.00	E	OPA	N	OPEN PORCH	32		51.50	1,648	BATHS	F
				INT FINISH	1	PLASTER	1.00	F	WDK	N	WOOD DECK	494		38.40	18,970	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02		FPL	O	FIREPLACE	1		7,813.00	7,813	ELECT	A
				FUEL SOURCE	2	GAS	1.00										

CAPACITY	UNITS	ADJ	EFF.YR/AGE	1963 / 59
STORIES	1.9	1.00	COND	44 44 %
ROOMS	7	1.00	FUNC	0
BEDROOMS	4	1.00	ECON	0
BATHROOMS	1	1.00	DEPR	44 % GD 56
# 1/2 BATHS	1	1.00	RCNLD	\$319,000
TOT FIXTURES	5	\$4,896		
# UNITS	1	1.00		