

Key: 4463

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.230

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
CORMAC JOSEPH M TRUSTEE				39-16-3-0				32 MINOT LIGHT AV					
32 MINOT LIGHT AVE				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
SCITUATE, MA 02066				CORMAC JOSEPH M TRUSTEE				07/02/2002	F		1 22372-349		
				CORMAC JOSEPH M & MARY B				01/01/1970	XX		3523-251		
				LAIDLAW KENNETH H				01/01/1964	XX		3062-443		

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	%

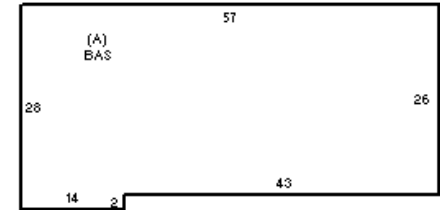
LAND

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	R03 1.00	361,190

TOTAL	10,000 SF	ZONING	FRNT	205	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	361,200	328,400
Inf1	FACTOR 100		BUILDING	203,600	181,100		
Inf2	PHY 100		DETACHED	1,200	1,200		
			OTHER	0	0		
					TOTAL	566,000	510,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600
PTD	V	1.50	10 0.90		50	14.22	600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/28/2010	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%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	275.161		
NET AREA	1,510	DETAIL ADJ	0.823	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	1,510	1960	175.74	265,373	CONDITION ELEM	CD		
\$NLA(RCN)	\$182	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00											INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00											KITCHEN	
				FLOOR COVER	34	COMB	1.00											BATHS	
				INT FINISH	1	PLASTER	1.00											HEAT	
				HEATING/COOLING	2	HOT WATER	1.02											ELECT	
				FUEL SOURCE	99	N/A	1.00											EFF.YR/AGE	1985 / 37
																	COND	26 26 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	26 % GD 74	
																	RCNLD	\$203,600	