

Key: 4503

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.267

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
MCCROREY ANN T TR 55 SCITUATE AV SCITUATE, MA 02066				40-7-9-0				55 SCITUATE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCROREY ANN T TR				12/18/2014	F	1 (121375)					
MCCROREY ANN T TR				12/18/2014	F	100 (121375)					
MCCROREY ANN T					QS	4631-269					

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	%
09-403	09/02/2009	3	ALTERATIONS	11,500	08/09/2010	SJ	100	100
00-114	04/06/2000	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,390	OS 1.00	100 1.00	100 1.00	440,000	6.44	100 1.00	R03	1.00		350,590

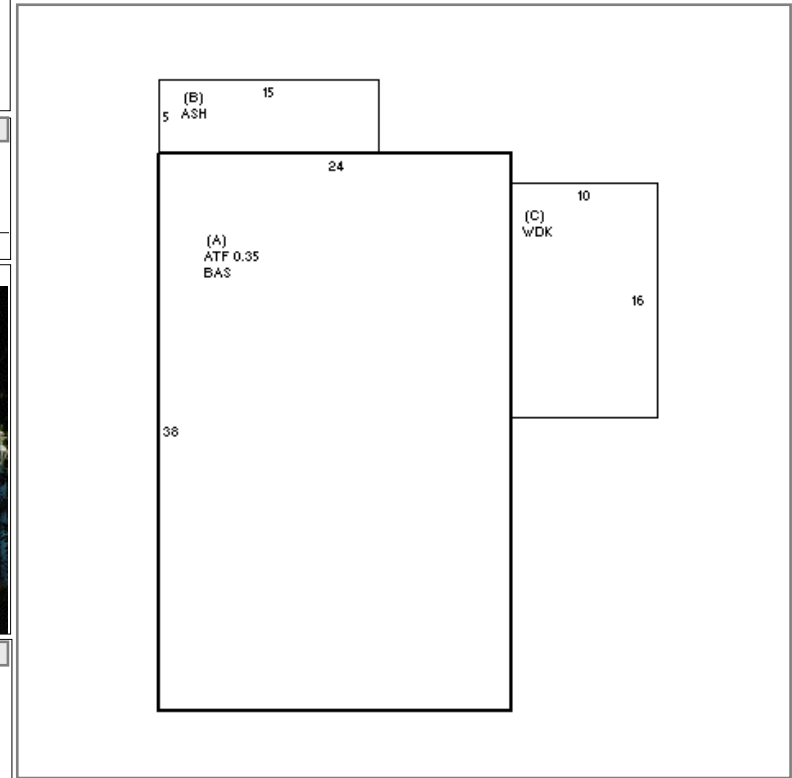
TOTAL	5,390 SF	ZONING	FRNT	64	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	350,600	318,700
Inf1	FACTOR 100		BUILDING	162,700	144,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		513,300	463,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/9/2010	SJ
MODEL	1		RESIDENTIAL	LIST	8/9/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR- CAPE TO COTT/BUNG



DETACHED

BUILDING

YEAR BLT	1946	SIZE ADJ	1.000
NET AREA	1,231	DETAIL ADJ	0.807
\$NLA(RCN)	\$179	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	912	1946	181.34	165,385
A	ATF	L	ATTIC FINISH	319	1946	117.17	37,376
B	ASH	N	ATT SHED	75		22.35	1,676
C	WDK	N	WOOD DECK	160		38.40	6,144
	F11	O	FPL 1S 10P	1		7,281.00	7,281

TOTAL RCN	219,799	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1985 / 37	
COND	26 26 %	
FUNC	0	
ECON	0	
DEPR	26 % GD	74
RCNLD	\$162,700	