Key: 4773

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,525

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCLAUGHLIN GEORGIA M C/O EDWARD MCLAUGHLIN TR 29 ALWOOD DR ENFIELD, NH 03748	40-3-13-0	11 SPAULDING AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCLAUGHLIN GEORGIA M	05/05/2006	H		32637-34
MCLAUGHLIN GEORGIA M	04/25/2003	F		24911-64
MCLAUGHLIN G M &	11/29/1991	F	1	10614-131

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

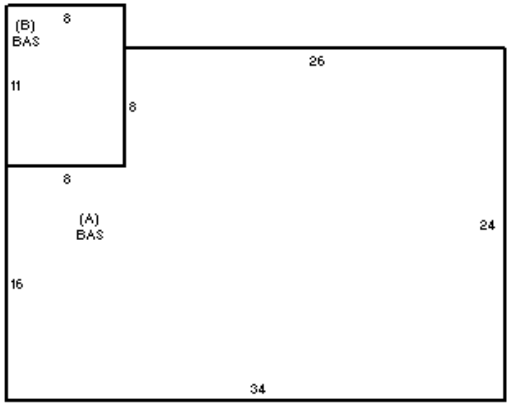
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
89-137	04/10/1987	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,760	OS 1.00	100 1.00	100 1.00	440,000	6.04	100 1.00	R08 1.00			351,600

TOTAL	5,760 SF	ZONING		FRNT	53
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	351,600	319,600
BUILDING	117,400	106,000
DETACHED	200	200
OTHER	0	0
TOTAL	**469,200**	**425,800**



DETACHED

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

PHOTO 10/20/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/11/2009	PL
LIST	6/11/2009	EST
REVIEW	3/30/2011	ER

YEAR BLT	1952	SIZE ADJ	1.000
NET AREA	840	DETAIL ADJ	0.807
$NLA(RCN)	$215	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,937
# UNITS	1	1.00

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	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	99	N/A	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	840	1952	203.97	171,334
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN 180,552

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1972 / 50

COND	31	31 %	
FUNC	4	PARTIAL HEAT	
ECON	0		
DEPR	35	% GD	65

RCNLD $117,400