

Key: 4778

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.530

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCLEAN CHARLES A & JEAN 21 SPAULDING AVENUE SCITUATE, MA 02066				40-3-18-0				21 SPAULDING AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCLEAN CHARLES A & JEAN				01/01/1977	QS	4147-46					
MULCAHY ROBERT W AND MARG				01/01/1974	XX	3902-185					
HENDRY FRANCIS P & CATHER				01/01/1970	XX	3505-571					

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	%
14-116	11/21/2014	2	ADDITIONS	50,000	07/29/2015	SJ	100	100
02-370	07/08/2002	3	ALTERATIONS				100	100
00-463	09/28/2000	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	4,755	OS	1.00	1.00	440,000	7.26	1.00	R08	1.00		348,730

TOTAL	4,748 SF	ZONING	FRNT	45	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	348,700	317,000		
Infl1	FACTOR 100		BUILDING	313,400	278,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	662,100	595,800		

DETACHED

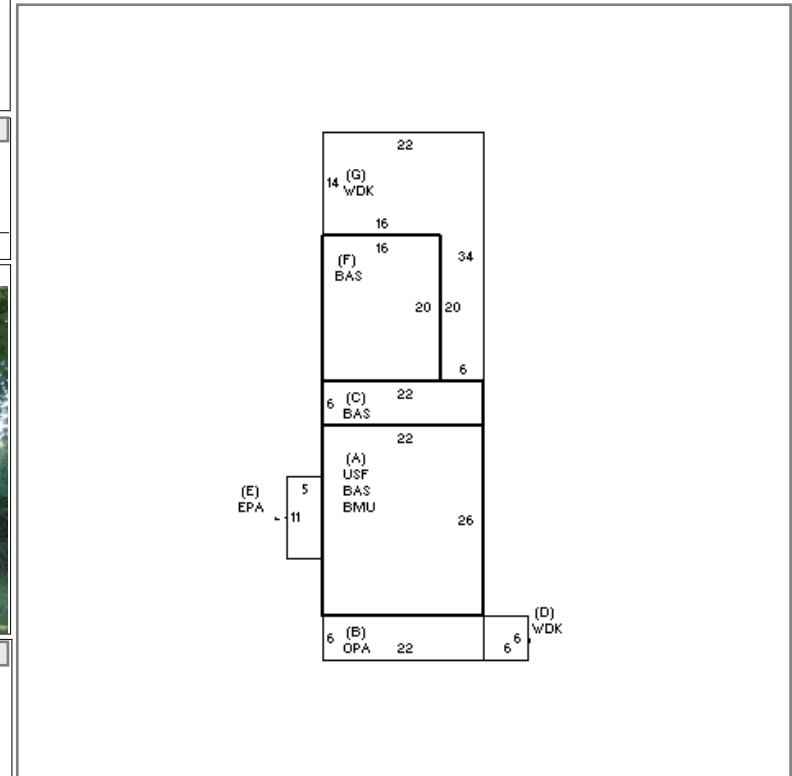
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/20/2003
									

BUILDING	CD	ADJ	DESC	MEASURE	6/11/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/11/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	474,816
NET AREA	1,596	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	572		57.21	32,726		
\$NLA(RCN)	\$298	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	572	1925	234.88	134,349		
				ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	132		51.50	6,798		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,024	1925	258.28	264,476		
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	464		38.40	17,818		
				INT FINISH	1	PLASTER	1.00	E	EPA	N	ENCLOSED PORCH	55		90.20	4,961		
				HEATING/COOLING	2	HOT WATER	1.02	FPL	O	O	FIREPLACE	1		7,813.00	7,813		
				FUEL SOURCE	99	N/A	1.00										

BUILDING

CAPACITY



CONDITION ELEM	CD	TOTAL RCN	474,816
EXTERIOR	G		
INTERIOR	A		
KITCHEN	A		
BATHS	A		
HEAT	A		
ELECT	A		

EFF.YR/AGE	1970 / 52
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$313,400