

Key: 4815

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.567

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MACNEIL RITA M LE & WINN CHRISTOPHER J & LAURA E				44-2-6-R				25 PENNFIELD RD				
25 PENNFIELD RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MACNEIL RITA M LE & MACNEIL RITA M				08/04/2021	A	300,000	55426-251	
				MACNEIL WM L & RITA TRS				08/04/2021	F	1	55426-249	
								04/03/1995	A	1	13505-348	

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	%
22-1165	11/04/2022	3	ALTERATIONS		05/18/2023	NC	100	100
		3	ALTERATIONS	11,500	05/18/2023	NC	100	100
		7	OTHERS		07/18/2022	JD	100	100
22-0128	02/03/2022	3	ALTERATIONS	45,500	07/18/2022	JD	100	100
06-521	08/30/2006	3	ALTERATIONS	1,750	07/16/2007	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,600	SC	1.00	100	1.00	100	1.00	R04	0.90		344,560

TOTAL	23,600 SF	ZONING	FRNT	127	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	344,600	330,600
Inf1	FACTOR 100		BUILDING	299,800	265,500		
Inf2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
					TOTAL	645,600	597,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	50	12 X 16	2007	192	12.38	1,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/18/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/18/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	6/28/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,971	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	528		45.27	23,901
\$NLA(RCN)	\$217	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,496	1962	209.15	312,884
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	180		38.40	6,912
				ROOF COVER	1	ASPH SHINGLES	1.00	F	LLU	N	LOWER LEVEL UNF	53		60.72	3,218
				FLOOR COVER	34	COMB	1.00	F	LLF	L	LOWER LEVEL FIN	475	1962	144.26	68,524
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813
				HEATING/COOLING	11	HW/COOL AIR	1.04		GEN	O	GENERATOR	1		0.00	
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	428,244	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	G
		KITCHEN	G
		BATHS	G
		HEAT	A
		ELECT	A
EFF.YR/AGE		1973 / 49	
COND	30	30	%
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD	\$299,800		

