

Key: 4860

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.611

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
MCGOWAN MICHAEL JAMES TR & SPECTOR CATHIE TR 16 SHADY LN SCITUATE, MA 02066		44-3-38-0	16 SHADY LN			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
		10/26/2021	F	100	55903-331	
		02/15/1991	QS	162,500	10152-110	
		11/27/1987	XX		8281-169	

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 %
97-616	10/23/1997	3	ALTERATIONS				100 100
91-64	03/01/1991	3	ALTERATIONS				100 100

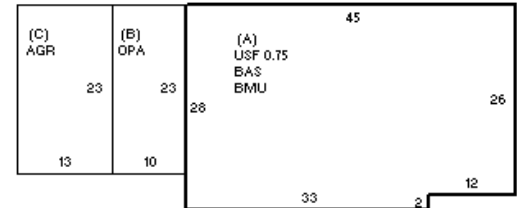
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,052	SC 1.00	100	1.00	100	1.00		R03	0.90		340,030

TOTAL	20,052 SF	ZONING	FRNT	163	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,000	326,300
Inf1	FACTOR 100		BUILDING	384,000	346,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	724,000	672,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2015	SJ
MODEL	1		RESIDENTIAL	LIST	4/14/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	556,552		
NET AREA	2,163	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,236		44.58	55,106	CONDITION ELEM	CD		
\$NLA(RCN)	\$257	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,236	1958	223.04	275,673	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	927	1958	202.83	188,021	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	230		51.50	11,845	KITCHEN			
				FLOOR COVER	14	COMB	1.00	C	AGR	N	ATT GARAGE	299		51.51	15,401	BATHS			
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1972 / 50
STORIES		1.75	1.00															COND	31 31 %
ROOMS		4	1.00															FUNC	0
BEDROOMS		2	1.00															ECON	0
BATHROOMS		1	1.00															DEPR	31 % GD 69
# 1/2 BATHS		0	1.00															RCNLD	\$384,000
TOT FIXTURES		3	\$2,693																
# UNITS		1	1.00																