

Key: 4878

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.629

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCEACHERN ROBERT J & KATHLEEN				44-3-57-0				22 ELM ST			
22 ELM ST				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
SCITUATE, MA 02066				MCEACHERN ROBERT J & KATH				04/04/2022 A 345,350 56644-119			
				MCEACHERN PETER J TR				08/08/2014 A 184,321 44617-32			
				KELLEY LAURENCE E TRS				02/03/2011 F -100 39624-312			

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	%

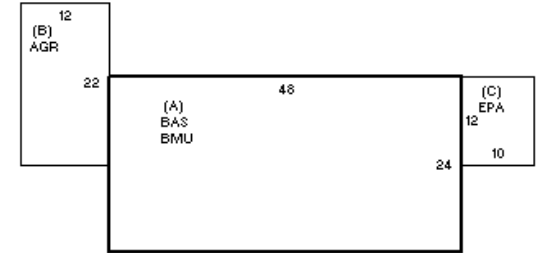
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,480	SC 1.00	100	1.00	100	1.00	396,000	2.70	100	1.00	R03 0.90	330,770

TOTAL	13,480 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	330,800	317,400
Infl1	FACTOR 100		BUILDING	208,100	195,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>						<b>538,900</b>	<b>513,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/26/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/26/2023	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	315,357																								
NET AREA	1,152	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,152		45.38	52,282																										
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,152	1955	198.48	228,650																										
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	264		53.94	14,239																										
				ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	120		90.20	10,824																										
				FLOOR COVER	14	COMB	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281																										
				INT FINISH	1	PLASTER	1.00																																		
				HEATING/COOLING	2	HOT WATER	1.02																																		
				FUEL SOURCE	2	GAS	1.00																																		
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