

Key: 4927

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.676

LEGAL

LAND

DETACHED

BUILDING

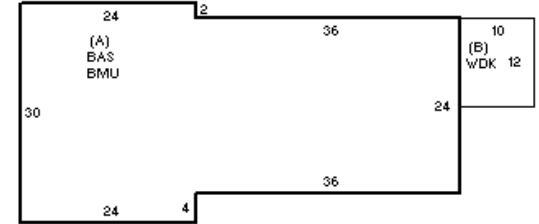
CURRENT OWNER				PARCEL ID				LOCATION			
MCGRATH JAMES & GIANNINO CHERYL ANN 50 KANE DRIVE SCITUATE, MA 02066				44-1-30-0				50 KANE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCGRATH JAMES & FINNIE DIANE				05/26/1989	QS	160,000	9162-319				
GULIANO HELEN H				01/01/1973	QS		3829-602				
				01/01/1967	XX		3299-440				

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	%

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,700	SC 1.00	100	1.00	356,400	1.81	90	0.90	R03	0.90	306,790

TOTAL	20,691 SF	ZONING	FRNT 263	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE INFL3=COMMUTER RAIL	LAND	306,800	294,400	
Inf1	FACTOR 100		BUILDING	255,400	230,300	
Inf2	PHY 100		DETACHED	4,600	4,400	
			OTHER	0	0	
			TOTAL	566,800	529,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30	1965	280	54.75	4,600



BUILDING	CD	ADJ	DESC	MEASURE	10/6/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/6/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/29/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	1,584	DETAIL ADJ	0.850
\$NLA(RCN)	\$234	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,040	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,584		42.18	66,820
A	BAS	L	BASE AREA	1,584	1956	179.54	284,389
B	WDK	N	WOOD DECK	120		38.40	4,608
	BMG	O	BSMT GARAGE	2		2,491.00	4,982
	F11	O	FPL 1S 10P	1		7,281.00	7,281

TOTAL RCN	370,120
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$255,400