

Key: 4993

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.742

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCNEIL JAMES D & LISA A 48 KINGS WAY SCITUATE, MA 02066				33-7-106-0				48 KINGS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCNEIL JAMES D & LISA A				02/07/2002	A	369,950	(100723)				
MCNEIL JAMES F & ELLEN R				01/01/1977	XX		57546-0				
DOOLEY RICHARD III & LIND				01/01/1973	XX		(C00049512)				

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	%
		6	CYCL GROWTH				100	100


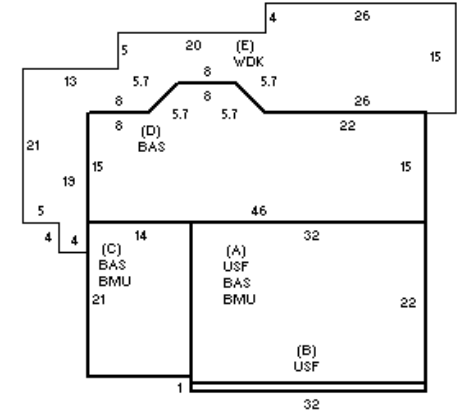
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,295 SC	1.00	100	1.00	396,000	1.63	100	1.00	R04	0.90	344,190

TOTAL	23,295 SF	ZONING		FRNT	98	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	344,200	330,300		
Inf1	FACTOR 100		BUILDING	457,000	423,500			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	801,200	753,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/14/2003

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/19/2014	SJ
MODEL	1		RESIDENTIAL	LIST	5/19/2014	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/29/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	626.038
NET AREA	2,472	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	998		51.91	51,810	CONDITION ELEM	CD
\$NLA(RCN)	\$253	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	736	1968	198.31	145,957	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,736	1968	218.07	378,568	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	E	WDK	N	WOOD DECK	791		42.24	33,411	KITCHEN	
				FLOOR COVER	34	COMB	1.00		BMG	O	BSMT GARAGE	1		2,740.10	2,740	BATHS	
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
ROOMS		8	1.00														
BEDROOMS		4	1.00														
BATHROOMS		1	1.00														
# 1/2 BATHS		1	1.00														
TOT FIXTURES		5	\$4,488														
# UNITS		1	1.00														

EFF.YR/AGE	1982 / 40
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$457,000