

Key: 5033

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.782

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCNIFF LEO D & JANE M 31 DELTA LANE SCITUATE, MA 02066				33-7-66-0				31 DELTA LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCNIFF LEO D & JANE M				01/01/1979	QS		(60215)				
ELBERY WILLIAM F AND ANNE				01/01/1970	XX		(C00044215)				
MCQUEENIE JAMES AND JEAN				01/01/1969	XX		(C00041998)				

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	%
11-721	11/10/2011	3	ALTERATIONS	4,712	07/24/2012	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	SC	1.00	100	1.00	100	1.00	R04	0.90		339,960

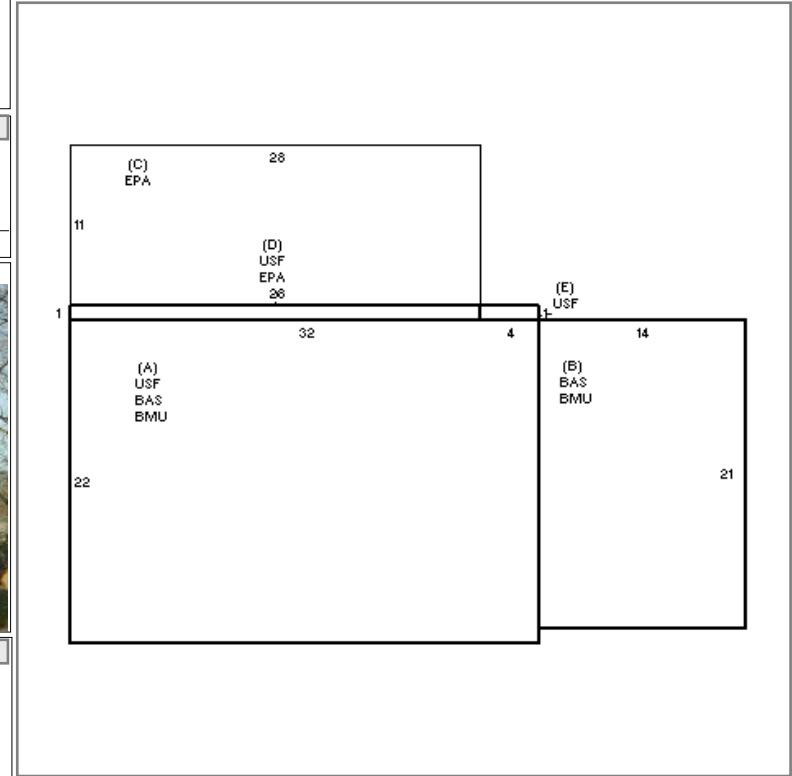
TOTAL	20,000 SF	ZONING	FRNT	124	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	340,000	326,200		
Inf1	FACTOR 100		BUILDING	361,900	334,800		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
			TOTAL	702,500	661,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600



BUILDING	CD	ADJ	DESC	MEASURE	7/24/2012	SJ
MODEL	1		RESIDENTIAL	LIST	7/24/2012	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	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	489,084
NET AREA	1,734	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	998		51.91	51,810		
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	998	1967	232.50	232,032		
				ROOF SHAPE	1	GABLE	1.00	+	EPA	N	ENCLOSED PORCH	336		99.22	33,338		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	736	1967	211.43	155,614		
				FLOOR COVER	34	COMB	1.00		BMG	O	BSMT GARAGE	1		2,740.10	2,740		
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	2	1.00	EXTERIOR	
ROOMS	8	1.00	INTERIOR	
BEDROOMS	4	1.00	KITCHEN	
BATHROOMS	1	1.00	BATHS	
# 1/2 BATHS	1	1.00	HEAT	
TOT FIXTURES	5	\$4,488	ELECT	
# UNITS	1	1.00		

EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$361,900