

Key: 5045

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.794

LEGAL

LAND

DETACHED

BUILDING

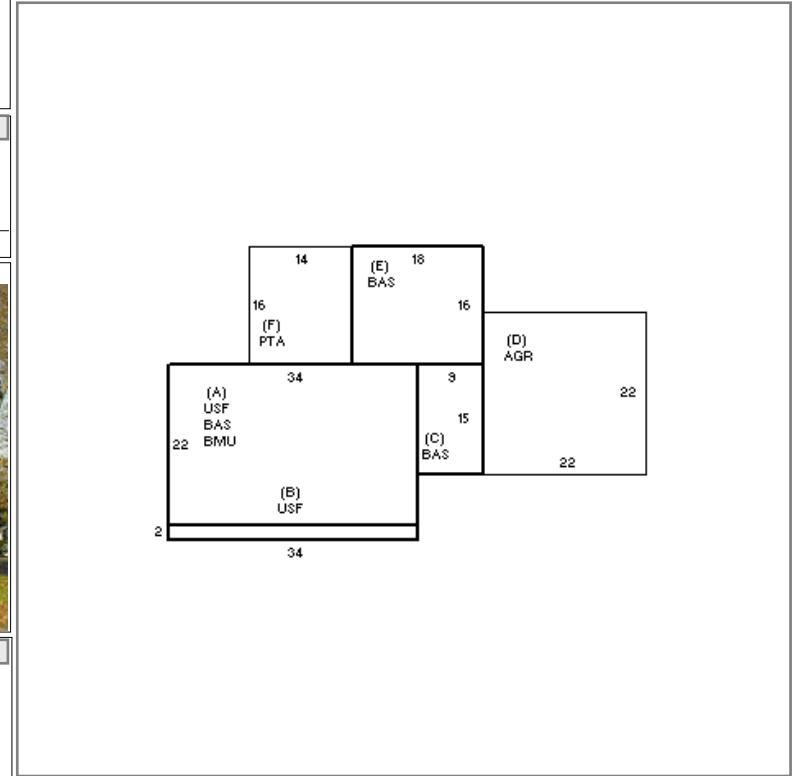
CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY JAMES A & ANN M TRS 161 WOODLAND RD SCITUATE, MA 02066				33-7-56-0				161 WOODLAND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCARTHY JAMES A & ANN M				12/19/2022	F	100	(134866)				
MCCARTHY JAMES & ANN				08/29/1996	QS	229,000	(90166)				
ROCHE JOHN V JR & ALICE				01/01/1963	XX	33141-0					

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	%
03-748	12/15/2003	2	ADDITIONS	78,000	08/02/2004	SJ	100	100
		6	CYCL GROWTH				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	396,000	1.87	100	1.00	R04	0.90	339,960

TOTAL	19,994 SF	ZONING	FRNT	272	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,000	326,200
Inf1	FACTOR 100		BUILDING	388,000	364,600		
Inf2	PHY 100		DETACHED	100	100		
			OTHER	0	0		
					TOTAL	728,100	690,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		10	17.03	100



BUILDING	CD	ADJ	DESC	MEASURE	10/5/2014	SJ
MODEL	1		RESIDENTIAL	LIST	10/5/2014	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%]			

BLDG COMMENTS

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	517,342		
NET AREA	1,987	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	748		56.87	42,538				
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	816	1962	205.84	167,965				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,171	1962	226.35	265,053				
				ROOF COVER	1	ASPH SHINGLES	1.00	D	AGR	N	ATT GARAGE	484		48.90	23,667				
				FLOOR COVER	34	COMB	1.00	F	PTA	N	PATIO	224		16.39	3,672				
				INT FINISH	1	PLASTER	1.00	F21	O	O	FPL 2S 10P	1		9,062.90	9,063				
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	99	N/A	1.00												
																		CONDITION ELEM	CD
																		EXTERIOR	
																		INTERIOR	
																		KITCHEN	
																		BATHS	
																		HEAT	
																		ELECT	
																		EFF.YR/AGE	1990 / 32
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$388,000