

Key: 509

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 453

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
MCNEICE THOMAS & LAURA 175 OLD OAKEN BUCKET SCITUATE, MA 02066		36-1-15-0	91 MAPLE ST		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		09/27/2018	QS	360,000	50341-231
		10/15/2014	QS	305,000	44841-259
		07/29/2010	QS	312,000	38782-18

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	24,700	WS 1.00	100	1.00	374,000	1.54	100	1.00	R03	0.85	326,720

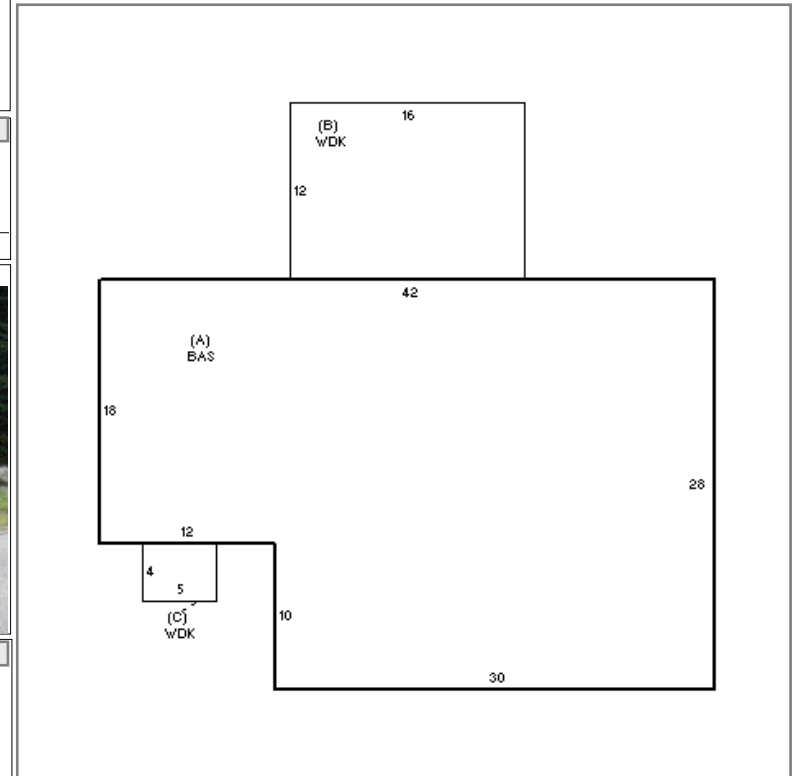
TOTAL	24,700 SF	ZONING	W. SCITUATE	FRNT	113	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND		326,700	297,000	
Inf1	FACTOR 100		BUILDING	168,900	150,200			
Inf2	PHY 100		DETACHED	5,500	5,200			
			OTHER	0	0			
				TOTAL		501,100	452,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 GARAGE		200	54.75	5,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/21/2010	PL
MODEL	1		RESIDENTIAL	LIST	5/21/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	9/11/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,056	DETAIL ADJ	0.833	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	1,056	1945	195.44	206,383
\$NLA(RCN)	\$205	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	WDK	N	WOOD DECK	212		38.40	8,141
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00								
STORIES		1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00								
ROOMS		5	1.00	FLOOR COVER	1	HARDWOOD	1.00								
BEDROOMS		3	1.00	INT FINISH	1	PLASTER	1.00								
BATHROOMS		1	1.00	HEATING/COOLING	1	FORCED AIR	1.00								
# 1/2 BATHS		0	1.00	FUEL SOURCE	2	GAS	1.00								
TOT FIXTURES		3	\$1,999												
# UNITS		1	1.00												

TOTAL RCN	216,523
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$168,900