Key: 5404

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,135

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCLAUGHLIN PHILIP KEVIN TR &	45-14-3-0	14 LINDEN AV
MCLAUGHLIN DOROTHY M TR		
14 LINDEN AV		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCLAUGHLIN PHILIP KEVIN T	03/18/2019	F	100	(128236)
MCLAUGHLIN PHILIP K & DOR	04/07/1972	QS	28,900	(48829)
CLARY WILLIAM J AND BARBA	01/01/1966	XX		(C00037918)

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	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,500	HBR 1.00	100 1.00	100 1.00	506,000	3.13	100 1.00	R03 1.15			418,630

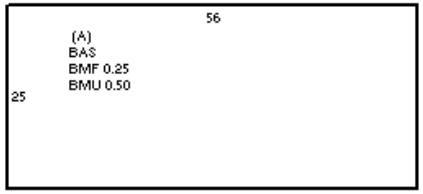
TOTAL	11,500 SF	ZONING		FRNT	102
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	418,600	380,600
BUILDING	223,500	201,600
DETACHED	600	600
OTHER	0	0
TOTAL	**642,700**	**582,800**

DETACHED

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

PHOTO 10/28/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/13/2010	PL
LIST	10/13/2010	EST
REVIEW	3/25/2011	ER

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,400	DETAIL ADJ	0.850
$NLA(RCN)	$231	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	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	700		46.52	32,564
A	BMF	N	BSMT FINISH-SEP	350		65.31	22,857
A	BAS	L	BASE AREA	1,400	1957	184.73	258,628
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	323,902

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		$223,500