

Key: 5411

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.142

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCCONAUGHEY CHRISTOPHER & MARTHA M 3 LINDEN AV SCITUATE, MA 02066				45-15-8-0				3 LINDEN AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MCCONAUGHEY CHRISTOPHER & TOBIN JAMES J & ELINOR R				06/24/2003	QS	462,000		(103536)			
BEAVER DAM HEIGHTS				01/01/1958	QS	25491-		117-124			
BEAVER DAM HEIGHTS				01/01/1957	XX						

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


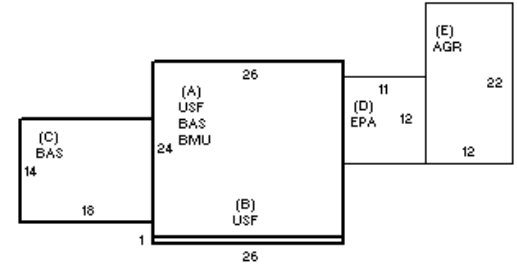
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,009	HBR 1.00	100	1.00	506,000	2.44	100	1.00	R03	1.15	425,580

TOTAL	15,009 SF	ZONING	FRNT	251	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	425,600	386,900
Infl1	FACTOR 100		BUILDING	266,000	249,900		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						691,600	636,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/28/2003

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/14/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/14/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/25/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	385,545
NET AREA	1,526	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	624		55.28	34,493		
\$NLA(RCN)	\$253	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	650	1957	193.81	125,976		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	876	1957	213.12	186,692		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	EPA	N	ENCLOSED PORCH	132		90.20	11,906		
				FLOOR COVER	14	COMB	1.00	E	AGR	N	ATT GARAGE	264		53.94	14,239		
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	99	N/A	1.00										

TOTAL RCN	385,545
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	\$266,000