

Key: 5412

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.143

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
KIERNAN MATTHEW J & SUZANNE E MCGINN				45-15-9-0				7 LINDEN AV				
7 LINDEN AV				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				KIERNAN MATTHEW J & DECOSTE GARY A TR & DECOSTE GARY A & SUSAN I				06/25/2018	QS	622,000	(127007)	
								05/28/2014	F	1	(120451)	
								05/28/2014	F	1	(120450)	

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	%
11-518	08/23/2011	3	ALTERATIONS	4,700	08/22/2012	SJ	100	100

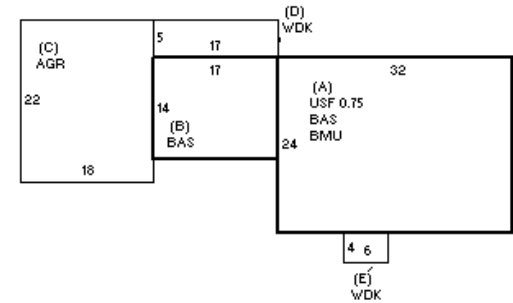
LAND

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	103	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	418,600	380,600
Infl1	FACTOR 100		BUILDING	407,800	362,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						826,400	743,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/13/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/13/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/11/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	485,474	
NET AREA	1,582	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		56.36	43,284	CONDITION ELEM	CD	
\$NLA(RCN)	\$307	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	576	1957	239.63	138,028	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,006	1957	263.51	265,089	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	396		51.71	20,478	KITCHEN	V	
				FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	109		42.24	4,605	BATHS	V	
				INT FINISH	1	PLASTER	1.00	F11	O	O	FPL 1S 1OP	1		8,009.10	8,009	HEAT	U	
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	U	
				FUEL SOURCE	1	OIL	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.75	1.00															
ROOMS		7	1.00															
BEDROOMS		3	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		6	\$5,982															
# UNITS		1	1.00															
																EFF.YR/AGE	2006 / 16	
																COND	16 16 %	
																FUNC	0	
																ECON	0	
																DEPR	16 % GD 84	
																RCNLD	\$407,800	