

Key: 5474

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.204

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|-------------------|--|--------------|--|--|--|
| MCMAHON WILLIAM J & SUSAN H 57 BARKER RD SCITUATE, MA 02066 | | | | 46-10-5-0 | | | | 57 BARKER RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| MCMAHON WILLIAM J & SUSAN | | | | 05/30/2006 | QS | 350,000 (109090) | | | | | |
| KUENDIG WILLIAM N II | | | | 12/03/2004 | G | 530,000 (4106525) | | | | | |
| SCHMITZ-BRENNAN KATHRYN | | | | 02/15/2001 | F | 98824 | | | | | |

| 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 | % |
| 06-707 | 12/16/2008 | 1 | NEW CONST | 387,680 | 08/05/2009 | SJ | 100 | 100 |
| 05-226 | 05/07/2005 | 1 | NEW CONST | 260,000 | 06/29/2005 | SJ | 100 | 100 |

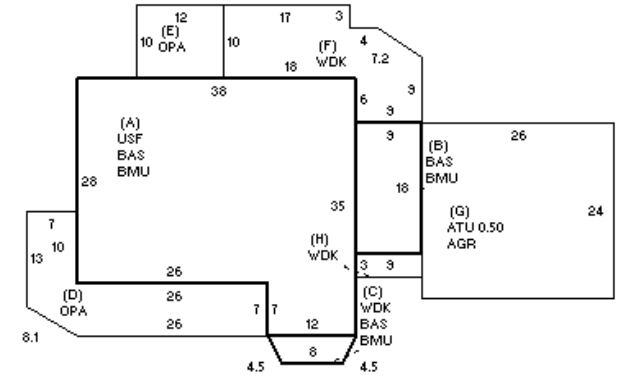
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|----------|----------|----------|------|----------|----------|----|------------|-----------|
| 100 | S | 14,592 | OS 1.00 | 100 1.00 | 100 1.00 | 528,000 | 2.51 | 100 1.00 | WV3 1.20 | | | 443,260 |

| | | | | | | | |
|-------|------------|--------|----------|-----------|-----------|---------|----------|
| TOTAL | 14,592 SF | ZONING | FRNT | 345 | ASSESSED | CURRENT | PREVIOUS |
| Ngh | OCEANSIDE | NOTE | LAND | 443,300 | 403,000 | | |
| Inf1 | FACTOR 100 | | BUILDING | 643,400 | 601,500 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 1,086,700 | 1,004,500 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 8/5/2009 | SJ |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/5/2009 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/25/2011 | ER |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

BUILDING

| YEAR BLT | 2009 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 739,568 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 2,498 | DETAIL ADJ | 1.030 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,350 | | 52.39 | 70,726 | | |
| \$NLA(RCN) | \$296 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | BAS | L | BASE AREA | 1,350 | 2009 | 239.97 | 323,953 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 1,148 | 2009 | 218.22 | 250,520 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | OPA | N | OPEN PORCH | 407 | | 61.80 | 25,153 | | |
| | | | | FLOOR COVER | 13 | COMB | 1.00 | + | WDK | N | WOOD DECK | 349 | | 46.08 | 16,082 | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | G | AGR | N | ATT GARAGE | 624 | | 50.27 | 31,370 | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | G | ATU | N | ATTIC UNF | 312 | | 44.40 | 13,853 | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | CONDITION ELEM | CD |
| | | | | | | | | | | | | | | | | EXTERIOR | |
| | | | | | | | | | | | | | | | | INTERIOR | |
| | | | | | | | | | | | | | | | | KITCHEN | |
| | | | | | | | | | | | | | | | | BATHS | |
| | | | | | | | | | | | | | | | | HEAT | |
| | | | | | | | | | | | | | | | | ELECT | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2009 / 13 |
| | | | | | | | | | | | | | | | | COND | 13 13 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 13 % GD 87 |
| | | | | | | | | | | | | | | | | RCNLD | \$643,400 |