

Key: 5491

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.220

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCADAMS WILLIAM M 10 BROOKLINE RD SCITUATE, MA 02066				46-7-7-0				10 BROOKLINE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCADAMS WILLIAM M				07/27/2011	F	-100	(116327)				
MCADAMS WILLIAM M				11/23/1990	QS		(80898)				
MCADAMS WILLIAM V				01/01/1977	XX		(C00055940)				

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	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,900	OS 1.00	100	1.00	528,000	3.30	100	1.00	R05 1.20		435,500

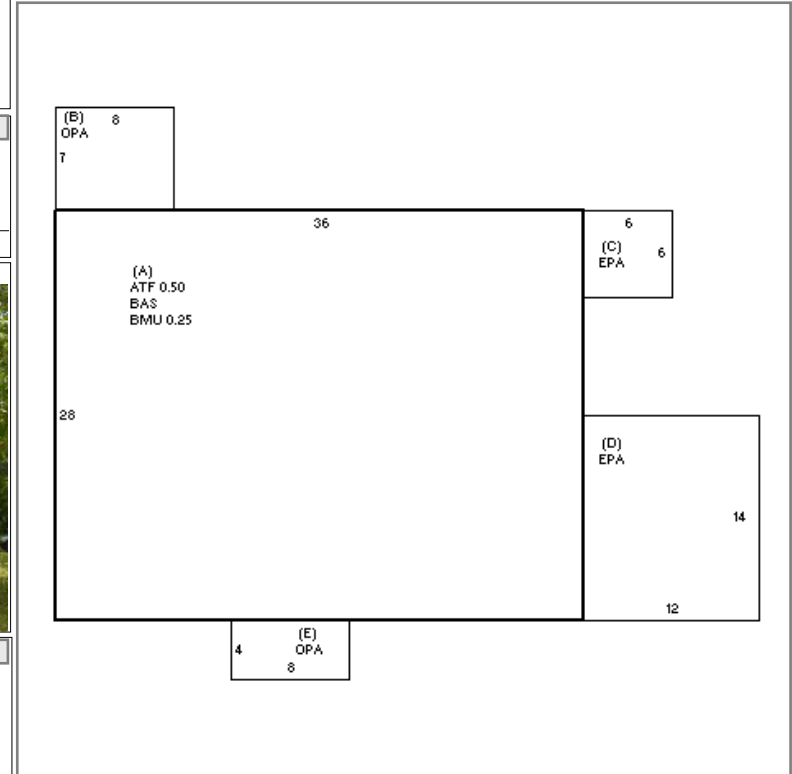
TOTAL	10,900 SF	ZONING	C/W 46-7-6A	FRNT	114	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND		435,500	395,900	
Infl1	FACTOR 100			BUILDING		129,500	122,500	
Infl2	PHY 100			DETACHED		6,200	5,900	
				OTHER		0	0	
				TOTAL		571,200	524,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		432	48.05	6,200



BUILDING	CD	ADJ	DESC	MEASURE	10/15/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/15/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/25/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
---------------	--



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,512	DETAIL ADJ	1.111
\$NLA(RCN)	\$268	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$5,866
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	252		69.47	17,505
EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,008	1920	260.97	263,055
ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	504	1920	168.61	84,982
ROOF COVER	2	WOOD SHINGLES	1.01	+	OPA	N	OPEN PORCH	88		56.65	4,985
FLOOR COVER	2	SOFTWOOD	1.00	+	EPA	N	ENCLOSED PORCH	204		99.22	20,241
INT FINISH	1	PLASTER	1.00	F11	O	FPL 1S 1OP		1		8,009.10	8,009
HEATING/COOLING	99	N/A	1.00								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	404,644
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	4 PARTIAL HEAT
ECON	0
DEPR	68 % GD 32
RCNLD	\$129,500