

Key: 5504

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.235

LEGAL

LAND

DETACHED

BUILDING

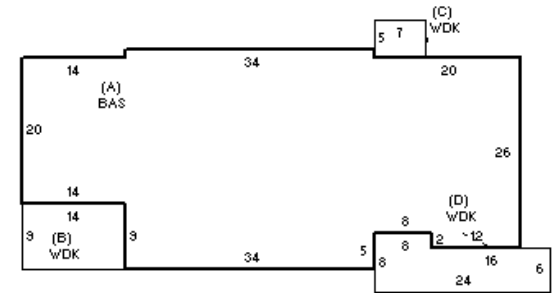
CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY TERENCE P & KENNEDY JOANNE F 115 JERICHO RD SCITUATE, MA 02066				46-11-1-0				115 JERICHO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCARTHY TERENCE P & MCCARTHY TERANCE P				08/22/2016	F	1 (123959)					
MCCARTHY SEAN P ET AL				09/09/1982	QS	46,000 (66576)					
				01/01/1981	XX	P0013-2303					

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	%
21-280	03/24/2021	1	NEW CONST	336,000	04/13/2022	JD	100	100
21-280	03/24/2021	1	NEW CONST	336,000	05/13/2021	JD	100	50
97-206	05/02/1997	3	ALTERATIONS				100	100
89-141	04/11/1989	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,889 OS	1.00	100	1.00	880,000	3.61	100	1.00	WV6	2.00	721,960

TOTAL	9,889 SF	ZONING	FRNT	239	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	722,000	656,300
Infl1	FACTOR 100		BUILDING	607,600	515,700		
Infl2	PHY 100		DETACHED	24,100	23,000		
			OTHER	0	0		
			TOTAL	1,353,700	1,195,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20 10 0.90	20X24	2021	480	55.87	24,100



BUILDING	CD	ADJ	DESC	MEASURE	1/25/2023	JD
MODEL	1		RESIDENTIAL	LIST	1/25/2023	JD
STYLE	1	0.85	RANCH [100%]	REVIEW		
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	613,719		
NET AREA	1,804	DETAIL ADJ	0.875	FOUNDATION	3	CONT WALL	1.00	A	BAS	L	BASE AREA	1,804	2021	323.71	583,972	CONDITION ELEM	CD		
\$NLA(RCN)	\$340	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	WDK	N	WOOD DECK	321		69.12	22,187	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.00		GEN	O	GENERATOR	1		0.00		INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2021 / 1
																		COND	1 1 %
																		FUNC	0
																		ECON	0
																		DEPR	1 % GD 99
																		RCNLD	\$607,600