Key: 5579

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,307

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCARRON ROBERT F & ELIZABETH A 82 REBECCA RD SCITUATE, MA 02066	46-3-2-0	82 REBECCA RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCARRON ROBERT F	10/21/1986	QS	107,000	7209-44
DONLON JOHN R AND MARY E	01/01/1951	XX		2102-413

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

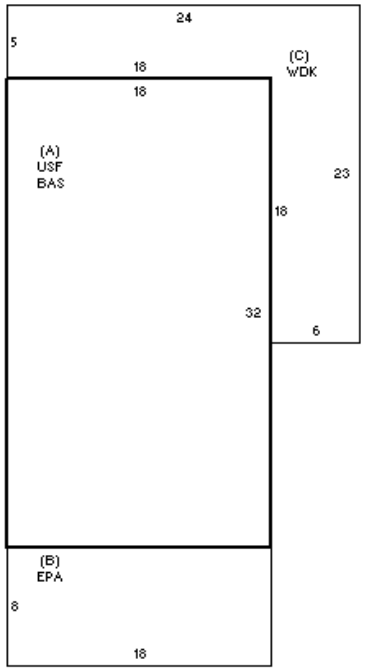
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
00-28	02/07/2000	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,250	OS 1.00	100 1.00	100 1.00	528,000	8.09	100 1.00	WV3 1.20			416,550

TOTAL	4,269 SF	ZONING		FRNT	113
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	416,600	378,700
BUILDING	228,900	206,700
DETACHED	500	500
OTHER	0	0
TOTAL	**646,000**	**585,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			40	17.03	500

PHOTO 10/15/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/19/2010	PL
LIST	10/19/2010	EST
REVIEW	3/24/2011	ER

YEAR BLT	1928	SIZE ADJ	1.000
NET AREA	1,152	DETAIL ADJ	1.176
$NLA(RCN)	$288	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,645
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	576	1928	269.22	155,071
A	USF	L	UPPER STORY FIN	576	1928	244.83	141,020
B	EPA	N	ENCLOSED PORCH	144		90.20	12,989
C	WDK	N	WOOD DECK	228		38.40	8,755
	F21	O	FPL 2S 1OP	1		8,239.00	8,239
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	331,719
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		$228,900