

Key: 5610

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.340

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HARRINGTON DONALD K JR & LISA A 340 LAKE ST BELMONT, MA 02478				46-3-16-0				38 REBECCA RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HARRINGTON DONALD K JR & EGAN JOHN W JR & EGAN MARY T				01/02/2013	H	250,000	42486-44				
				02/10/2004	F	1	27527-120				
				01/01/1964	QS	5,500	3055-490				

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	%
22-1091	10/18/2022	3	ALTERATIONS	50,000	05/31/2023	NC	50	50
14-233	05/09/2014	3	ALTERATIONS	2,200	07/09/2014	MR	100	100
SS14-19		5	SPLIT/SUB/LA		04/25/2013	SJ	100	100
13-094	02/28/2013	3	ALTERATIONS	50,000	07/17/2013	SJ	100	100
13-094	02/28/2013	3	ALTERATIONS	50,000	07/09/2014	MR	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,971	OS 1.00	100	1.00	100	1.00	528,000	5.04	100	1.00	WV3 1.20	425,610

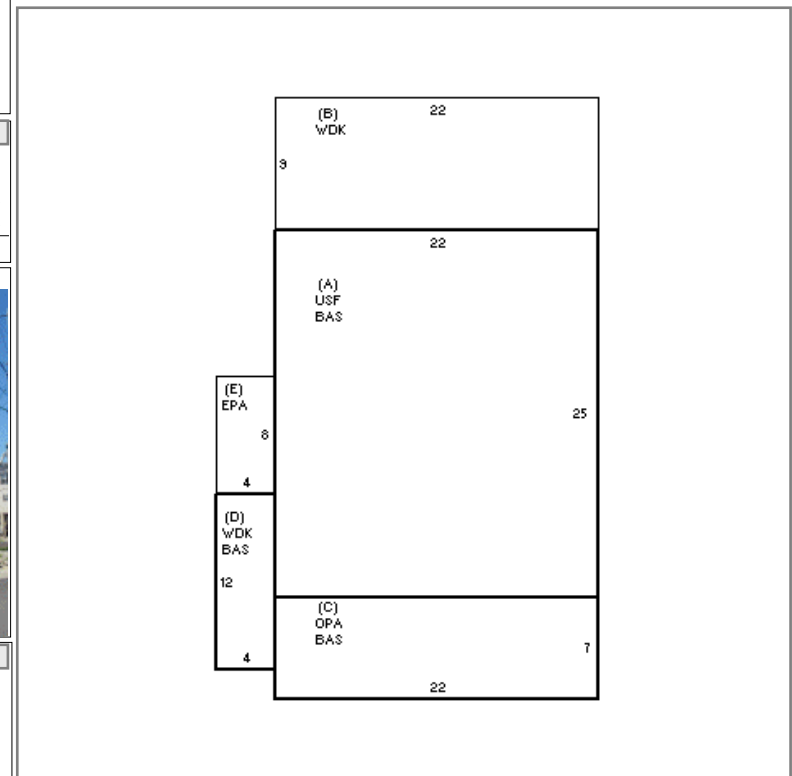
TOTAL	6,971 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	425,600	386,900		
Inf1	FACTOR 100		BUILDING	226,600	208,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		652,200	595,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/17/2013
MODEL	1		RESIDENTIAL	LIST	7/17/2013
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/27/2023
QUALITY	A	1.00	AVERAGE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

BLDG COMMENTS: OUTDOOR SHOWER



YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	294,227	
NET AREA	1,302	DETAIL ADJ	0.980	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	752	1945	216.91	163,119	CONDITION ELEM	CD	
\$NLA(RCN)	\$226	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	550	1945	197.26	108,493	EXTERIOR	G	
				ROOF SHAPE	2	HIP	1.00	+	WDK	N	WOOD DECK	246		38.40	9,446	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	154		51.50	7,931	KITCHEN	G	
				FLOOR COVER	2	SOFTWOOD	1.00	E	EPA	N	ENCLOSED PORCH	32		90.19	2,886	BATHS	G	
				INT FINISH	1	PLASTER	1.00									HEAT	U	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	U	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		6	1.00															
BEDROOMS		3	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		3	\$2,352															
# UNITS		1	1.00															
EFF.YR/AGE 1997 / 25																		
COND 22 22 %																		
FUNC 1 UC																		
ECON 0																		
DEPR 23 % GD 77																		
RCNLD \$226,600																		