Key: 5707

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,433

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MOORE NICHOLAS &	27-6-49-0	14 LONGMEADOW RD
MCKENNA ELIZABETH A		
14 LONGMEADOW RD		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MOORE NICHOLAS &	04/30/2015	QS	567,500	45494-213
LANDRY MATTHEW W & ANDREA	01/26/2012	QS	500,000	40899-274
WELBY BUILDERS, LLC	08/16/2011	O	316,000	40225-197

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	%
21-314	03/30/2021	3	ALTERATIONS	130,000	09/08/2021	JD	100	40
21-314	03/30/2021	3	ALTERATIONS	130,000	04/21/2022	JD	100	100
11-458	07/26/2011	3	ALTERATIONS	39,600	07/10/2012	SJ	100	100
10-022	01/28/2010	3	ALTERATIONS	27,000	07/15/2010	SJ	100	100
10-022	01/28/2010	3	ALTERATIONS	27,000	06/29/2011	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS	1.00	100	1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00			404,040
300	A	0.352	NS	1.00	100	1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00			6,970

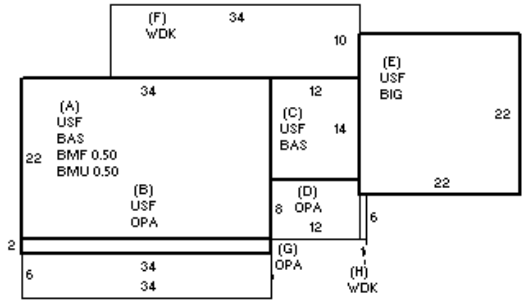
TOTAL	1.270 Acres	ZONING		FRNT	113
Ngh	NO. SCITUATE	NOTE	REMOVED INFL3 (FY12)		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	411,000	374,000
BUILDING	608,300	564,400
DETACHED	2,000	1,900
OTHER	0	0
TOTAL	**1,021,300**	**940,300**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10	0.90	10X18		180	12.55	2,000

PHOTO 04/21/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/8/2021	JD
LIST	9/8/2021	EST
REVIEW	4/21/2022	JD

YEAR BLT	1961	SIZE ADJ	1.000
NET AREA	2,384	DETAIL ADJ	1.040
$NLA(RCN)	$266	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	$10,067
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	374		56.87	21,269
A	BMF	N	BSMT FINISH-SEP	374		79.83	29,857
+	USF	L	UPPER STORY FIN	816	1961	203.51	166,068
+	OPA	N	OPEN PORCH	368		56.65	20,847
+	BAS	L	BASE AREA	916	1961	223.79	204,994
+	USF	L	UPPER STORY FIN	652	2021	203.52	132,692
E	BIG	N	BUILT-IN GARAGE	484		50.85	24,614
+	WDK	N	WOOD DECK	346		42.24	14,615
	FPL	O	FIREPLACE	1		8,594.30	8,594

TOTAL RCN	633,617

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2018 / 4	
COND	4	4 %
FUNC	0	
ECON	0	
DEPR	4	% GD 96
RCNLD		$608,300