

Key: 5854

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.578

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MCNIECE COLIN M & GAIL L 8 DUNBAR LN SCITUATE, MA 02066				50-12-23-F				8 DUNBAR LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCNIECE COLIN M & GAIL L				05/12/2011	QS	475,000	39924-208					
TOP FINANCIAL, LLC				01/16/2007	L	320,000	33973-250					
MCKAY THOMAS				07/29/2005	S	385,000	31037-106					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,500	HBR 1.00	100	1.00	480,700	2.12	W95 0.95	R03	1.15		408,600

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	%
18-886	12/17/2018	2	ADDITIONS	5,250	08/23/2019	JD	100	100
17-431	07/10/2017	3	ALTERATIONS	14,300	07/31/2018	JD	100	100
09-525		1	NEW CONST		09/27/2010	SJ	100	70
09-525		1	NEW CONST		09/27/2010	SJ	100	100
08-291	07/02/2008	4	DEMO		06/04/2009	SJ	100	100

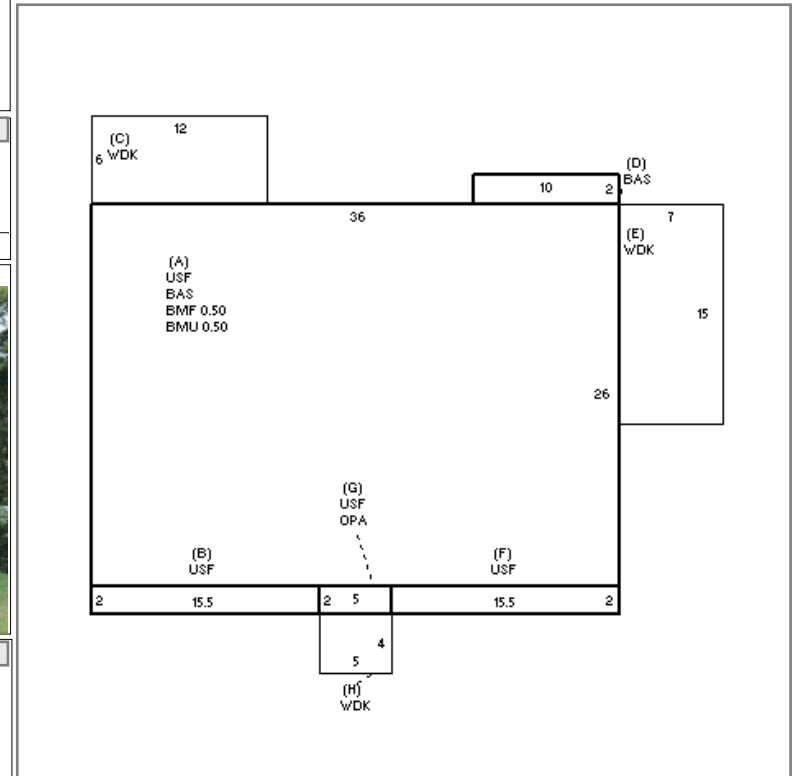
LAND

TOTAL	17,500 SF	ZONING	FRNT	214	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	408,600	371,500
Inf1	FACTOR 100				BUILDING	410,900	385,400
Inf2	PHY 100				DETACHED	2,500	2,400
					OTHER	0	0
<b>TOTAL</b>						<b>822,000</b>	<b>759,300</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	70 0.30 8 X 12		96	14.95	400
PTD	A	1.00	10 0.90 17 X 17		289	7.96	2,100



BUILDING	CD	ADJ	DESC	MEASURE	5/19/2022	JM
MODEL	1		RESIDENTIAL	LIST	5/19/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/23/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	2010	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	466,928	
NET AREA	1,964	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	468		48.08	22,501	CONDITION ELEM	CD	
\$NLA(RCN)	\$238	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	468		67.49	31,586	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,008	2010	189.36	190,870	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	197		38.40	7,565	KITCHEN	A	
				FLOOR COVER	13	COMB	1.00	+	BAS	L	BASE AREA	956	2010	208.22	199,060	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	G	OPA	N	OPEN PORCH	10		51.50	515	HEAT	A	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		7	1.00															
BEDROOMS		3	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		8	\$6,592															
# UNITS		1	1.00															

EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$410,900