

Key: 5934

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.658

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MAHONEY JAMES D & LISA M S/O MAHONEY JAMES D. & LISA M. 44 ALLEN PL SCITUATE, MA 02066				50-3-16-0				44 ALLEN PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAHONEY JAMES D. & LISA M				06/01/2023	F	1	57970-1				
MAHONEY JAMES D & LISA M				11/13/2007	V	387,500	35291-108				
MACDONALD LAWRENCE J &				01/01/1980	QS	43,700	4895-148				

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	%
07-677	11/19/2007	2	ADDITIONS	172,000	07/25/2007	SJ	100	100
99-348	06/30/1999	5	SPLIT/SUB/LA		06/15/2001	SJ	100	100
		3	ALTERATIONS				100	100
		2	ADDITIONS				85	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	HBR 1.00	100	1.00	100	1.00	616,000	3.58	100	1.00	R08 1.40	505,670

TOTAL	10,000 SF	ZONING	FRNT	114	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	N O T E c/w 50-3-16-R	LAND	505,700	432,000		
Inf1	FACTOR 100		BUILDING	349,100	324,700		
Inf2	PHY 100		DETACHED	4,100	3,900		
			OTHER	0	0		
				TOTAL	858,900	760,600	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	70 0.30		280	49.28	4,100



BUILDING	CD	ADJ	DESC	MEASURE	10/7/2014	SJ
MODEL	1		RESIDENTIAL	LIST	10/7/2014	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/21/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	793,408		
NET AREA	3,055	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	714	1880	249.04	177,814	CONDITION ELEM	CD		
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	665	1880	226.47	150,605	EXTERIOR			
				ROOF SHAPE	2	HIP	1.00	A	ATF	L	ATTIC FINISH	284	1880	160.91	45,697	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	301		56.65	17,052	KITCHEN			
				FLOOR COVER	14	COMB	1.00	+	BMU	N	BSMT UNFINISHED	794		55.71	44,234	BATHS			
				INT FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	696	2008	249.04	173,331	HEAT			
				HEATING/COOLING	99	N/A	1.00	E	USF	L	UPPER STORY FIN	696	2008	226.48	157,627	ELECT			
				FUEL SOURCE	99	N/A	1.00	E	ATU	N	ATTIC UNF	348		40.70	14,164				
									F	WDK	N	WOOD DECK	80		42.24	3,379			
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1956 / 66
STORIES	2	1.00																COND	56 56 %
ROOMS	10	1.00																FUNC	0
BEDROOMS	5	1.00																ECON	0
BATHROOMS	2	1.00																DEPR	56 % GD 44
# 1/2 BATHS	1	1.00																RCNLD	\$349,100
TOT FIXTURES	9	\$9,504																	
# UNITS	1	1.00																	

