

Key: 5940

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.663

LEGAL

LAND

DETACHED

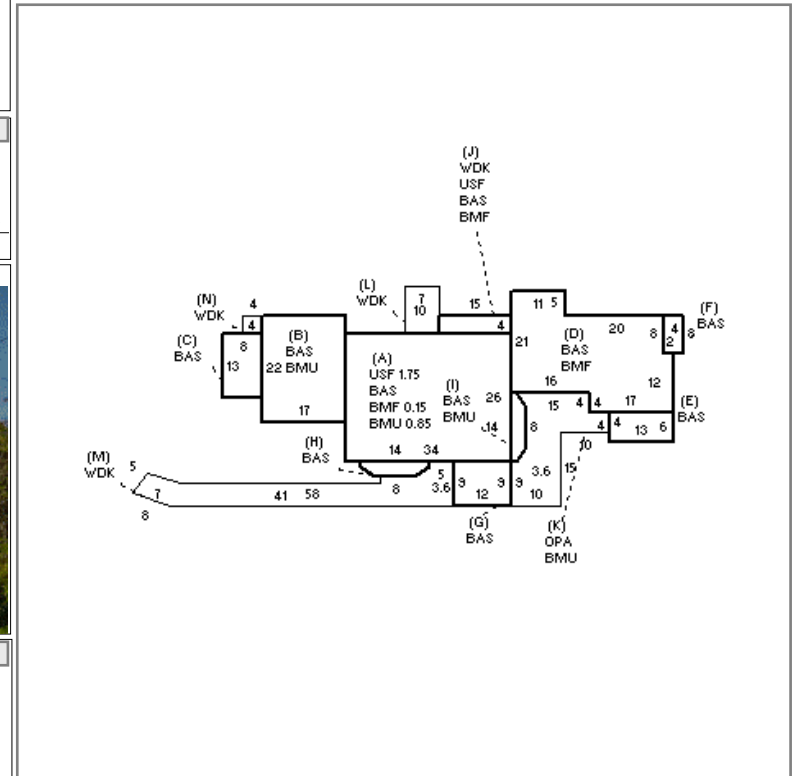
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MACKAY SUZANNE 18 ALLEN PL SCITUATE, MA 02066				50-3-20-0				18 ALLEN PL				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MACKAY SUZANNE				06/26/2019	V	1,245,000	51289-82					
PARK, PAUL J & KAREN M				12/28/2007	QS	850,000	35449-85					
18 ALLEN PLACE INC				01/14/2000	O	685,000	18208-189					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,602	HBR 1.00	100	1.00	660,000	2.35	100	1.00	WV3	1.50	556,540

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	%
09-314	07/15/2009	7	OTHERS	45,000	08/26/2010	SJ	100	100
		7	OTHERS		04/23/2008		100	100

TOTAL	15,594 SF	ZONING		FRNT	150	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE				LAND	556,500	472,200
Inf1	FACTOR 100					BUILDING	1,178,500	975,200
Inf2	PHY 100					DETACHED	19,400	18,400
						OTHER	0	0
						TOTAL	1,754,400	1,465,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90		150	13.10	1,800
SHF	A	1.00	10 0.90 SHED		140	13.34	1,700
IPG	A	1.00	30 0.70 16 X 40	2009	640	35.44	15,900



BUILDING	CD	ADJ	DESC	MEASURE	7/15/2009	SJ
MODEL	1		RESIDENTIAL	LIST	7/15/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/21/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Former Allen House Bed and Breakfast

YEAR BLT	1905	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,473,126		
NET AREA	3,954	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,419		55.52	78,785	CONDITION ELEM	CD		
\$NLA(RCN)	\$373	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,607	1905	285.46	458,741	EXTERIOR	G		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA		313.91	736,737	INTERIOR	G		
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BMF	N	BSMT FINISH-SEP	828		77.94	64,536	KITCHEN	G			
ROOMS	10	1.00	FLOOR COVER	23	COMB	1.00	K	OPA	N	OPEN PORCH	258		72.10	18,602	BATHS	G			
BEDROOMS	6	1.00	INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	484		53.76	26,020	HEAT	U			
BATHROOMS	8	1.00	HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	2			11,533.90	23,068	ELECT	U			
# 1/2 BATHS	1	1.00	FUEL SOURCE	99	N/A	1.00	FPL	O	FIREPLACE	2			10,937.50	21,875					
TOT FIXTURES	26	\$35,643					KIT	O	XTRA KITCHEN	1			9,119.60	9,120					
# UNITS	1	1.00																	
																EFF.YR/AGE	2002 / 20		
																COND	18 18 %		
																FUNC	0		
																ECON	0		
																DEPR	20	% GD	80
																RCNLD	\$1,178,500		