

Key: 6026

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.728

LEGALLAND

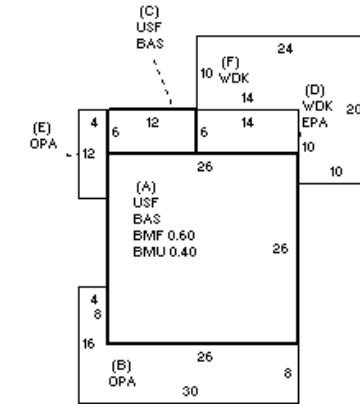
CURRENT OWNER				PARCEL ID				LOCATION			
MCLAUGHLIN BRIAN C & LAURA A 29 OTIS PL SCITUATE, MA 02066				50-5-5-0				29 OTIS PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCLAUGHLIN BRIAN C & LAUR				08/26/2013	QS	525,000	43534-272				
HALE NANCY B				03/29/1995	QS	149,900	13494-199				
HORAN THOMAS C & JANE G				07/23/1984	XX		5717-269				

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 %
		6	CYCL GROWTH				100 100
		7	OTHERS				100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,540	HBR 1.00	100	1.00	100	1.00		R08	1.40		507,130

TOTAL	10,542 SF	ZONING	FRNT	118	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	507,100	428,100
Infl1	FACTOR 100		BUILDING	387,200	344,900		
Infl2	PHY 100		DETACHED	12,000	11,400		
			OTHER	0	0		
					TOTAL	906,300	784,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	70 0.30		240	49.28	3,500
HTB	A	1.00	20 0.80		1	5,181.80	4,100
APR	A	1.00	40 0.60	22' ROUND	360	20.20	4,400



BUILDING	CD	ADJ	DESC	MEASURE	7/30/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/30/2009	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%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW. STYLE CHANGE FROM COL TO CONV.

DETACHED BUILDING

YEAR BLT	1928	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	530,391
NET AREA	1,496	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	270		58.95	15,917		
\$NLA(RCN)	\$355	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	406		82.76	33,600		
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	748	1928	264.54	197,879		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	320		56.65	18,128		
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	748	1928	290.90	217,595		
				INT FINISH	1	PLASTER	1.00	D	EPA	N	ENCLOSED PORCH	84		99.22	8,335		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	424		42.24	17,910		
				FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1980 / 42
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$387,200