

Key: 6175

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.876

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MALLOY HALL LLC 29 DUCK HILL ROAD DUXBURY, MA 02332		48-2-57-0		14-16 OLD COUNTRY WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MALLOY HALL LLC		09/30/2022	O	920,000	57285-16
14-16 OLD COUNTRY WAY LLC		03/24/2016	V	501,900	46723-229
ALVES ANTONIO		01/01/1927	QS	1525-301	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1110	100	4 TO 8 UNITS				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-0022	01/05/2023	1	NEW CONST	934,500	05/01/2023	JD	75	75
23-0021	01/04/2023	1	NEW CONST	1,869,001	05/01/2023	JD	50	50
22-463	11/15/2022	7	OTHERS		02/19/2023	JD	100	100
22-0972	09/16/2022	4	DEMO	10,000	05/02/2023	JD	100	100
21-139	03/31/2021	5	SPLIT/SUB/LA		03/17/2022	JD	100	100

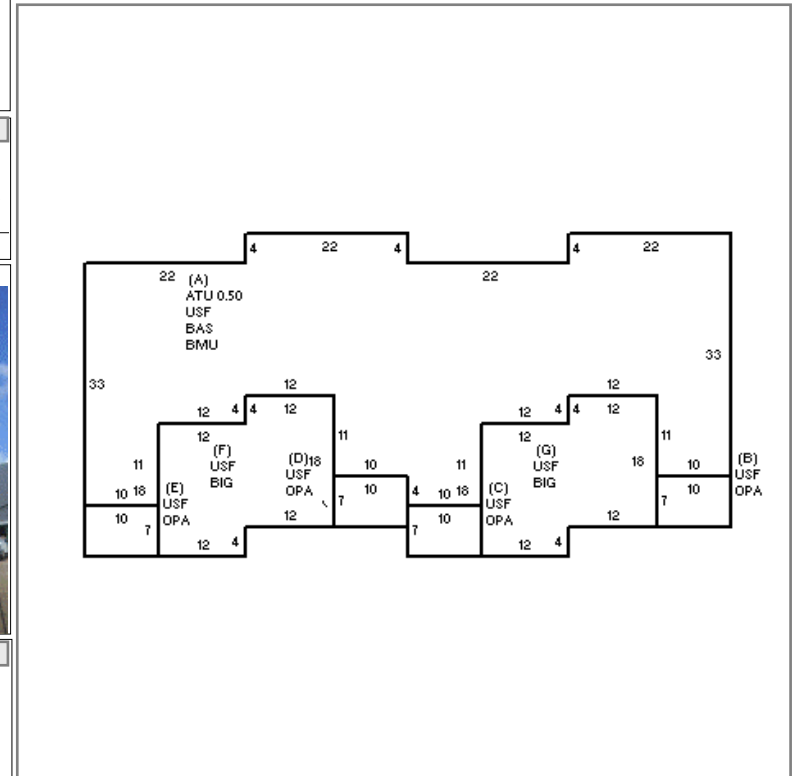
TOTAL	29,249 SF	ZONING	FRNT	69	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	N O T E	IN M53		LAND	844,800	355,000
Inf1	FACTOR 100		BUILDING	1,719,200	32,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	1,099,000	137,000		
			TOTAL	3,663,000	524,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/1/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/1/2023	JD
STYLE	12	1.00	FLATS / APTS [100%]	REVIEW		
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2023	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	5,896	DETAIL ADJ	1.071	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	2,376		70.85	168,350
\$NLA(RCN)	\$389	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	2,376	2023	341.36	811,069
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	3,520	2023	310.43	1,092,713
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	1,188		66.60	79,121
				FLOOR COVER	12	COMB	1.00	+	OPA	N	OPEN PORCH	280		92.70	25,956
				INT FINISH	2	DRYWALL	1.00	+	BIG	N	BUILT-IN GARAGE	864		76.09	65,741
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								



CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		20	1.00
BEDROOMS		8	1.00
BATHROOMS		8	1.00
# 1/2 BATHS		4	1.00
TOT FIXTURES		32	\$49,352
# UNITS		4	1.04

TOTAL RCN	2,292,304
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	25 uc
ECON	0
DEPR	25 % GD 75
RCNLD	\$1,719,200

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1110	100	4 TO 8 UNITS				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

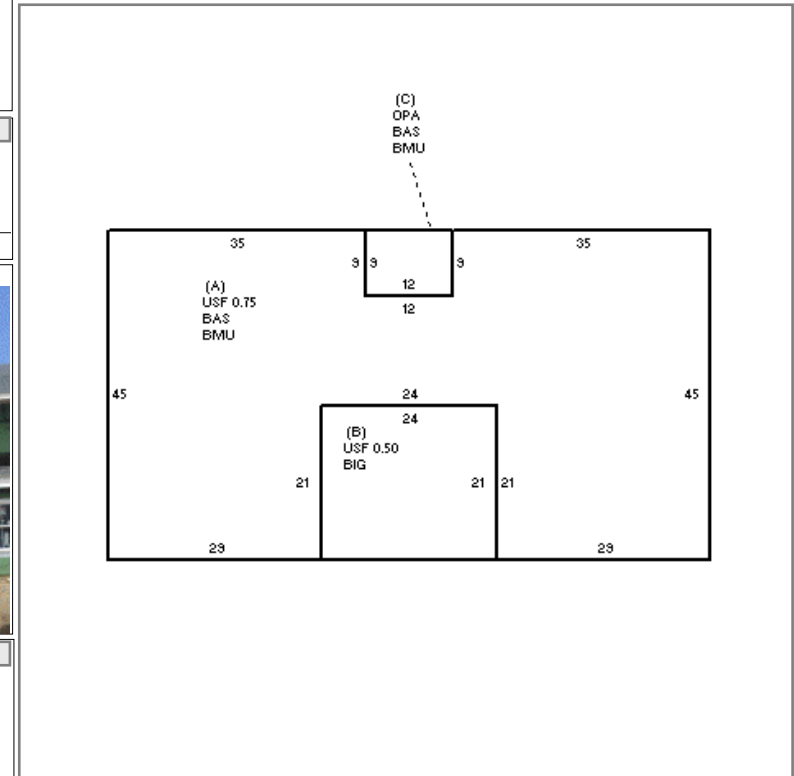
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	1,099,000	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/01/2023



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/1/2023	JD	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	5/1/2023	JD	4 units
STYLE	12	1.00	FLATS / APTS [100%]	REVIEW			
QUALITY	E	1.80	EXCELLENT [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

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YEAR BLT	2023	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,198,070
NET AREA	5,747	DETAIL ADJ	1.071	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	3,186		68.20	217,292	CONDITION ELEM	CD
\$NLA(RCN)	\$382	OVERALL	1.000	EXT COVER			1.00	+	BAS	L	BASE AREA	3,186	2023	341.77	1,088,865	EXTERIOR	A
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	2,561	2023	310.80	795,956	INTERIOR	A
STORIES	1.75	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	B	BIG	N	BUILT-IN GARAGE	504		84.85	42,763	KITCHEN	A
ROOMS	16	1.00		FLOOR COVER			1.00	C	OPA	N	OPEN PORCH	108		92.70	10,012	BATHS	A
BEDROOMS	8	1.00		INT FINISH	2	DRYWALL	1.00									HEAT	A
BATHROOMS	8	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	A
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00										
TOT FIXTURES	28	\$43,182															
# UNITS	4	1.04															
																EFF.YR/AGE	2022 / 0
																COND	0 0 %
																FUNC	50 uc
																ECON	0
																DEPR	50 % GD 50
																RCNLD	\$1,099,000