

Key: 635

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 573

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MCGILLIS JOHN MICHAEL & LISA POWER 49 CURTIS ST SCITUATE, MA 02066				33-6-21-0				49 CURTIS ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCGILLIS JOHN MICHAEL & COASTAL QUALITY BUILDERS				07/28/2016	QS	975,000	47242-185	
				O'CONNOR HUGH W & JULIANN				10/02/2014	O	405,000	44803-327	
								02/02/2005	F	100	29942-187	

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	%
14-185	12/23/2014	3	ALTERATIONS	240,000	07/22/2015	SJ	100	100
14-185	12/23/2014	3	ALTERATIONS	240,000	05/18/2016	SJ	100	100
14-37	10/24/2014	3	ALTERATIONS	20,000	07/22/2015	SJ	100	100
01-237	06/01/2001	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,110	SC	1.00	100	1.00	100	1.00	R04	0.90		346,430

DETACHED

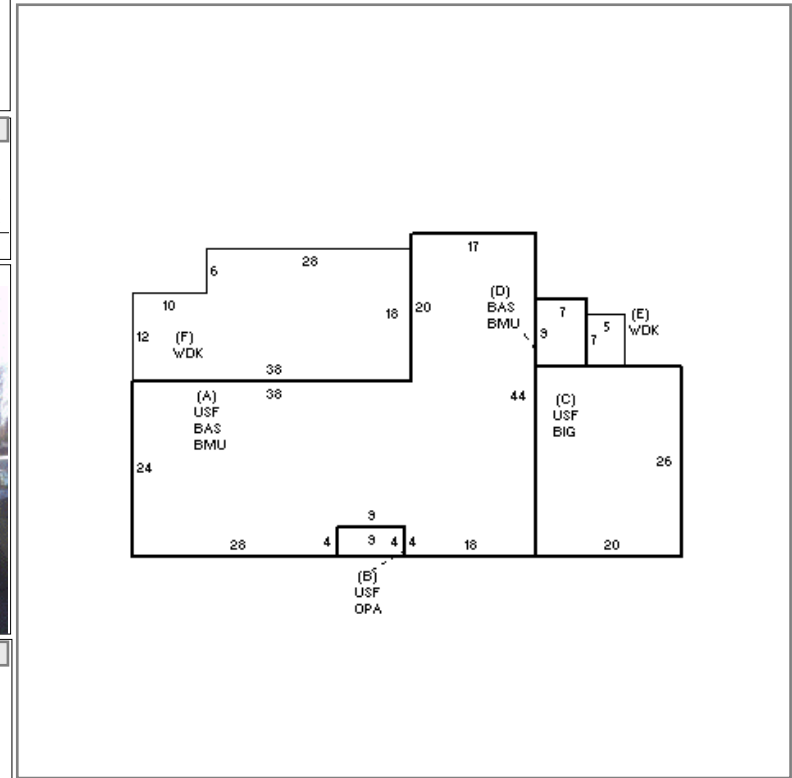
TOTAL	25,110 SF	ZONING	FRNT	113	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E IN M32...			LAND	346,400	332,400
Inf1	FACTOR 100		BUILDING	1,231,500	1,017,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL					1,577,900	1,349,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/01/2011



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2015	SJ
MODEL	1		RESIDENTIAL	LIST	7/22/2015	SJ
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/8/2011	KT
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1902	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,368,349													
NET AREA	3,867	DETAIL ADJ	1.236	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,687		58.35	98,437															
\$NLA(RCN)	\$354	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,687	1902	317.71	535,982															
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	2,180	1902	288.93	629,859															
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	36		72.10	2,596															
				FLOOR COVER	24	COMB	1.00	C	BIG	N	BUILT-IN GARAGE	520		75.55	39,285															
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	659		53.76	35,428															
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1			11,534.60	11,535															
				FUEL SOURCE	2	GAS	1.00																							
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