

Key: 6377

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.081

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MCGIRR STEPHANIE T & JAMES TRS 34 KENT ST SCITUATE, MA 02066				55-4-5-F				34 KENT ST				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
MCGIRR STEPHANIE T & JAME				05/30/2014	F	10 (120458)						
MCGIRR STEPHANIE T				05/30/2014	F	10 (120457)						
MCGIRR JAMES G & STEPHANI				07/25/2007	QS	665,000 (110841)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,163	HBR 1.00	100	1.00	616,000	1.70	100	1.00	WV2		533,180

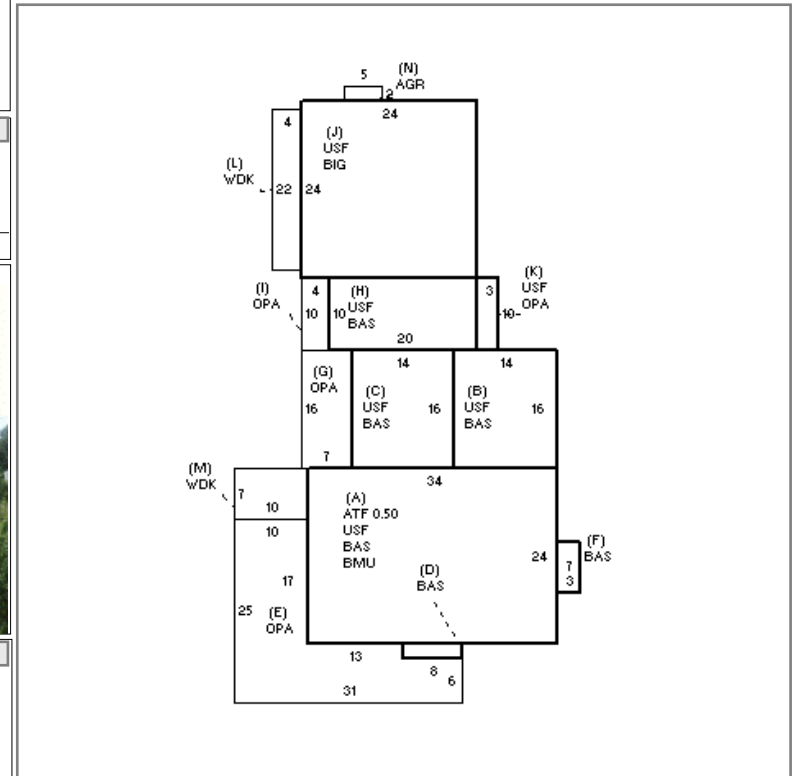
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-209	04/01/2020	3	ALTERATIONS	97,876	07/30/2020	JD	100	50
20-209	04/01/2020	3	ALTERATIONS	97,876	03/23/2021	JD	100	100
18-327	05/22/2018	3	ALTERATIONS	15,000	07/31/2018	JD	100	100
18-327	05/22/2018	3	ALTERATIONS	15,000	08/27/2019	JD	100	100
13-849	12/20/2013	3	ALTERATIONS	305,000	09/29/2014	RJM	100	100

TOTAL	22,172 SF	ZONING	FRNT	183	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	533,200	450,100
Inf1	FACTOR 100		BUILDING	973,300	866,200		
Inf2	PHY 100		DETACHED	4,600	4,300		
			OTHER	0	0		
			<b>TOTAL</b>	<b>1,511,100</b>	<b>1,320,600</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80		48	17.03	700
PTD	G	1.20	20 0.80 26X22		572	8.58	3,900



BUILDING	CD	ADJ	DESC	MEASURE	7/30/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/30/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/23/2021	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	3,979	DETAIL ADJ	1.236
\$NLA(RCN)	\$288	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2.5	1.00	
ROOMS	10	1.00	
BEDROOMS	6	1.00	
BATHROOMS	4	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	14	\$16,612	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		60.22	49,139
+	USF	L	UPPER STORY FIN	1,294	1920	246.80	319,356
A	ATF	L	ATTIC FINISH	408	1920	175.35	71,542
+	BAS	L	BASE AREA	1,301	1920	271.39	353,075
+	OPA	N	OPEN PORCH	584		61.80	36,091
H	BAS	L	BASE AREA	200	2013	271.39	54,277
+	USF	L	UPPER STORY FIN	776	2013	246.80	191,515
J	BIG	N	BUILT-IN GARAGE	576		62.99	36,282
+	WDK	N	WOOD DECK	158		46.08	7,280
N	AGR	N	ATT GARAGE	10		51.00	510
FPL	O	O	FIREPLACE	1		9,375.60	9,376
GEN	O	O	GENERATOR	1		0.00	

TOTAL RCN	1,145,054
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2007 / 15
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$973,300