

Key: 6564

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.267

LEGALS

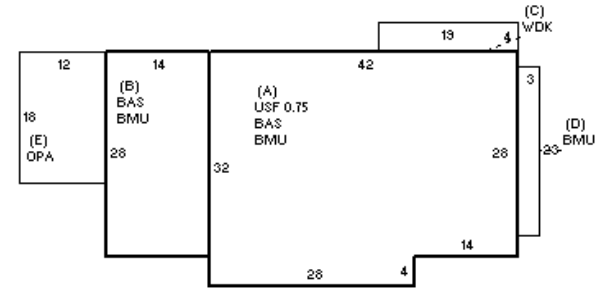
CURRENT OWNER				PARCEL ID				LOCATION				
MCCANN JOHN & CHASE DEBORAH TRS 81 NEAL GATE ST SCITUATE, MA 02066				57-2-4-B				81 NEAL GATE ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCCANN JOHN & MCCANN JOHN L & DEBORAH A MCCANN JOHN L				10/17/2018 09/26/2006 04/11/2005	F F F	100 1 1	50412-201 33413-148 30320-235	
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	GB 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.122	GB 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	2,420

LAND

TOTAL	1.040 Acres	ZONING	FRNT	222	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE			LAND	406,500	369,600
Inf1	FACTOR 100		BUILDING	593,000	534,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		999,500	904,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/10/2010	SJ
MODEL	1		RESIDENTIAL	LIST	9/10/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/16/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	790,652		
NET AREA	2,646	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,749		49.66	86,857	CONDITION ELEM	CD		
\$NLA(RCN)	\$299	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,680	1984	259.13	435,336	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	966	1984	235.65	227,638	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	76		46.07	3,502	KITCHEN			
				FLOOR COVER	13	COMB	1.00	E	OPA	N	OPEN PORCH	216		61.80	13,349	BATHS			
				INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		2,989.20	5,978	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02		FPL	O	FIREPLACE	1		9,375.60	9,376	ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1990 / 32
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$593,000