

Key: 6584

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.288

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCPHERSON WILLIAM & RITA TRS 301 LINDEN PONDS WAY UNIT 221 HINGHAM, NH 02043				57-1-2-0				104 NEAL GATE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCPHERSON WILLIAM & RITA				08/13/1997	QS		1 15395-261				
MCPHERSON WILLIAM & RITA				01/01/1959	XX		2516-320				
NADEAU DOUGLAS A AND LOIS				01/01/1955	XX		2363-382				

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 %

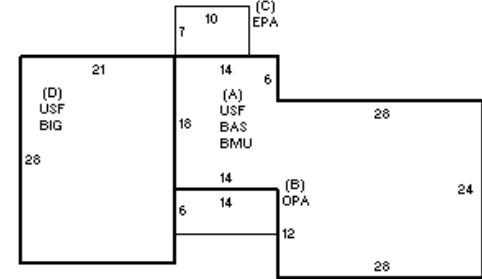
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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	0.482 GB	1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	9,540

TOTAL	1.400 Acres	ZONING	FRNT	525	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE			LAND	413,600	376,500
Infl1	FACTOR 100		BUILDING	411,900	388,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	825,500	764,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/30/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/30/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/16/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	596,891		
NET AREA	2,436	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	924		53.07	49,038	CONDITION ELEM	CD		
\$NLA(RCN)	\$245	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	924	1954	214.26	197,974	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,512	1954	194.84	294,604	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	84		56.65	4,759	KITCHEN			
				FLOOR COVER	14	COMB	1.00	C	EPA	N	ENCLOSED PORCH	70		99.22	6,945	BATHS			
				INT FINISH	1	PLASTER	1.00	D	BIG	N	BUILT-IN GARAGE	588		46.71	27,468	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT			
				FUEL SOURCE	99	N/A	1.00											EFF.YR/AGE	1972 / 50
																	COND	31 31 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	31 % GD 69	
																	RCNLD	\$411,900	