

Key: 6815

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.512

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY MAUREEN & TIMOTHY 4 RAINBOW POND DRIVE UNIT 2 WALPOLE, MA 02081				34-3-5-0				16 SEVENTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCARTHY MAUREEN & TIMOTHY				10/03/2022	V	(134571)					
MCCARTHY MAUREEN, BRODIGA				10/03/2022	V	(72627)					
SULLIVAN KATHLEEN &				01/07/1986	QS	(72627)					

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	%
13-345	06/05/2013	3	ALTERATIONS	15,000	07/02/2014	ROM	100	100
93-219	04/29/1993	3	ALTERATIONS				100	100
96-738	11/26/1991	3	ALTERATIONS				100	100

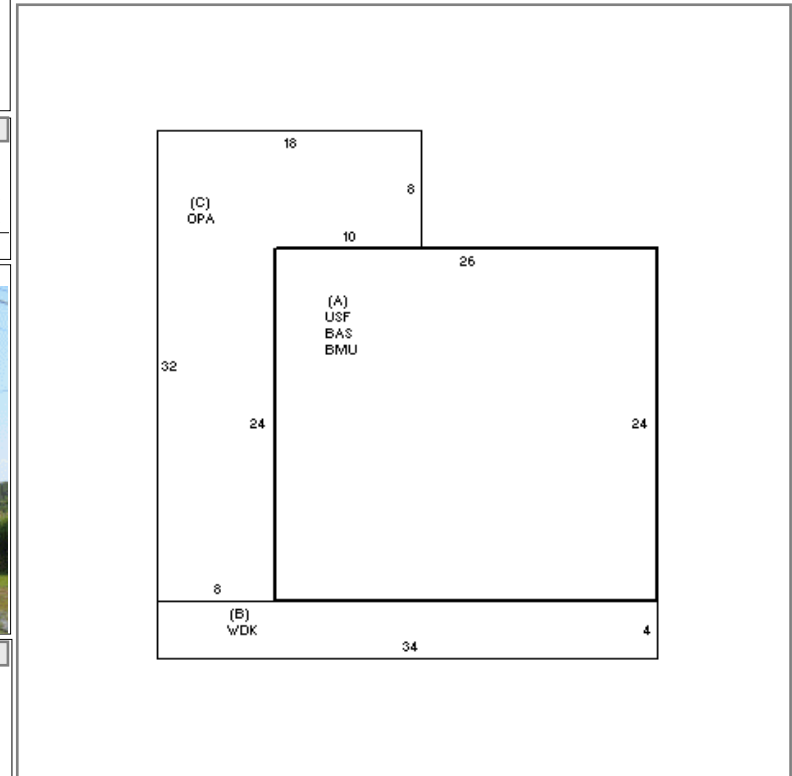
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,860 OS	1.00	100	1.00	501,600	5.94	95	0.95	WV3	1.20	401,130

TOTAL	5,881 SF	ZONING	FRNT	58	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE INFL3=FLOODING ISSUES	LAND	401,100	364,700		
Inf1	FACTOR 100		BUILDING	138,800	130,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	539,900	495,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/5/2009	PL
MODEL	1		RESIDENTIAL	LIST	10/5/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/14/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FY12 FR- COLONIAL TO CONV

G

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	385,534	
NET AREA	1,248	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	624		55.28	34,493	CONDITION ELEM	CD	
\$NLA(RCN)	\$309	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	624	1910	268.64	167,634	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	624	1910	244.30	152,445	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	136		38.40	5,222	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00	C	OPA	N	OPEN PORCH	336		51.50	17,304	BATHS		
				INT FINISH	1	PLASTER	1.00		GFP	O	GAS FIREPLACE	1		5,556.00	5,556	HEAT		
				HEATING/COOLING	99	N/A	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		7	1.00															
BEDROOMS		4	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		3	\$2,880															
# UNITS		1	1.00															
EFF.YR/AGE		1954 / 68																
COND	60		60 %															
FUNC	4		PARTIAL HEAT															
ECON	0																	
DEPR	64	% GD	36															
RCNLD			\$138,800															