

Key: 7314

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.990

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCCOOMB KATHLEEN 165 THATCHER ST MILTON, MA 02186				71-3-2-0				26 NEWPORT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCOOMB KATHLEEN				11/24/2015	QS	330,000	46310-69				
TAYLOR LEONARD D				04/25/2000	QS	175,000	18463-85				
SIBLEY RICHARD JR & CAROL				12/08/1986	XX		7320-211				

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	%
19-76	01/31/2019	3	ALTERATIONS	18,950	06/25/2019	JD	100	100
90-217	05/09/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,100	HUM	1.00	100	1.00	100	1.00	1.00	WV3	1.35	462,890

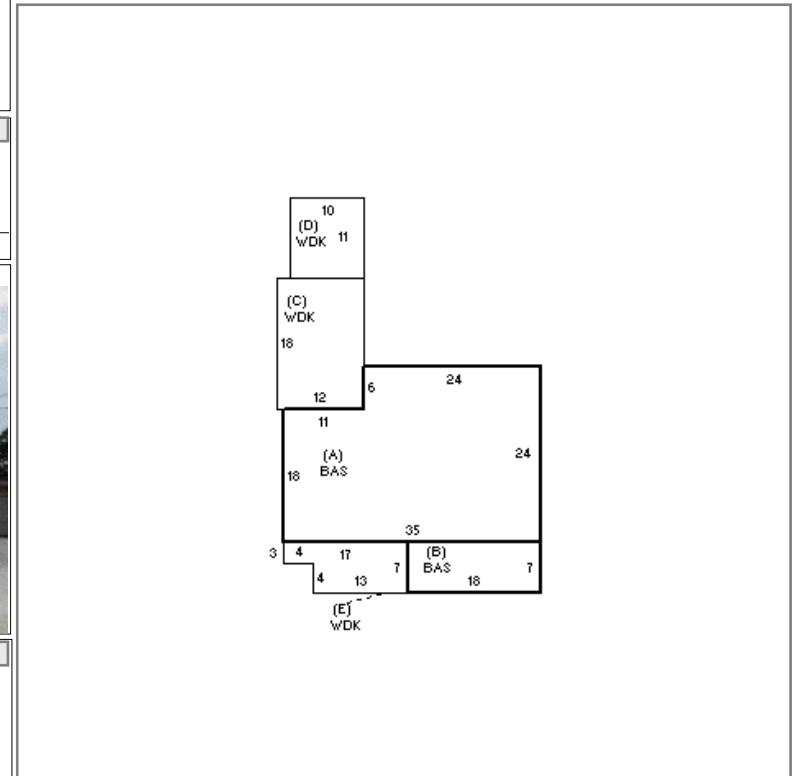
TOTAL	3,100 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE 100 sf added to parcel from 71-3-1-A	LAND	462,900	420,300		
Inf1	FACTOR 100		BUILDING	155,800	138,700		
Inf2	PHY 100		DETACHED	6,600	6,300		
			OTHER	0	0		
			TOTAL	625,300	565,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60	10 X 20	200	54.75	6,600



BLDG COMMENTS

Outdoor Shower



BUILDING	CD	ADJ	DESC	MEASURE	6/25/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/25/2019	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/9/2011	ER
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	900	DETAIL ADJ	0.884	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	900	1920	196.39	176,752
\$NLA(RCN)	\$216	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	WDK	N	WOOD DECK	429		34.56	14,827
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00								
ROOMS	4		1.00	FLOOR COVER	2	SOFTWOOD	1.00								
BEDROOMS	2		1.00	INT FINISH	1	PLASTER	1.00								
BATHROOMS	1		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04								
# 1/2 BATHS	0		1.00	FUEL SOURCE	2	GAS	1.00								
TOT FIXTURES	5		\$3,182												
# UNITS	1		1.00												

TOTAL RCN	194,761
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2002 / 20
COND	18 18%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$155,800