

Key: 7404

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.080

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION								
MCLEAN THOMAS J & JUDITH M S/O MC LEAN THOMAS J TR & 18 LANSLOWNE ST QUINCY, MA 02171		72-13-3-0		9 OLIVER ST								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
MC LEAN THOMAS J TR & MCLEAN THOMAS J & JUDITH CURRIER WILBUR J & PETER		08/03/2023 10/31/2001 08/19/1998	F H XX	1 (135714) 158,500 (100200) (C00093932)								
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,200/HUM	1.00	100	1.00	550,000	10.62	100	1.00	R08	1.25	429,110

TOTAL	3,180 SF	ZONING	FRNT	140	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE .REMOVED INFL3 (FY12)	LAND	429,100	390,100		
Infl1	FACTOR 100		BUILDING	271,000	241,000		
Infl2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
			TOTAL	700,300	631,300		

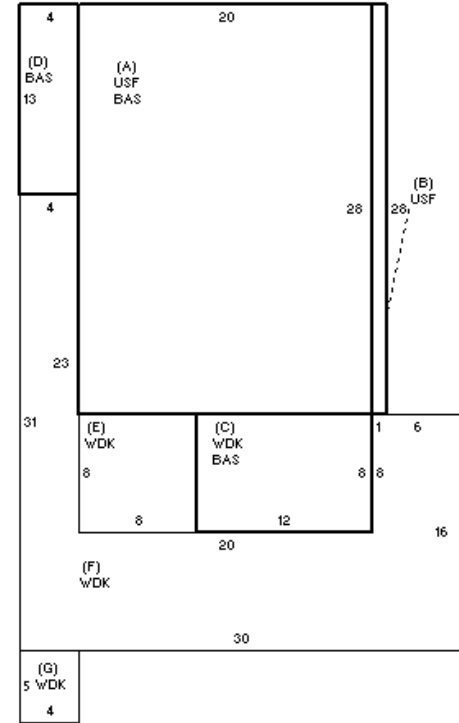
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90	70 0.30 8 X 6		48	15.33	200



BUILDING	CD	ADJ	DESC	MEASURE	6/25/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/25/2019	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/13/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,296	DETAIL ADJ	1.078	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	708	1954	239.06	169,254
\$NLA(RCN)	\$249	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	588	1954	217.40	127,830
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	560		38.40	21,504
				ROOF COVER	1	ASPH SHINGLES	1.00		GEN	O	GENERATOR	1		0.00	
				FLOOR COVER	14	COMB	1.00		ODS	O	OUT DOOR SHOWER	1		1,446.00	1,446
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

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	%
18-870	12/11/2018	3	ALTERATIONS	55,000	06/25/2019	JD	100	90
18-870	12/11/2018	3	ALTERATIONS	55,000	08/13/2020	JD	100	100
18-99	02/26/2018	3	ALTERATIONS	71,800	06/13/2018	JD	100	20
18-99	02/26/2018	3	ALTERATIONS	71,800	06/25/2019	JD	100	100



CAPACITY		UNITS	ADJ	TOTAL RCN	322,621
STORIES	1.75	1.00		CONDITION ELEM	CD
ROOMS	6	1.00		EXTERIOR	V
BEDROOMS	2	1.00		INTERIOR	G
BATHROOMS	1	1.00		KITCHEN	G
# 1/2 BATHS	0	1.00		BATHS	G
TOT FIXTURES	3	\$2,587		HEAT	U
# UNITS	1	1.00		ELECT	U
				EFF.YR/AGE	2006 / 16
				COND	16 16%
				FUNC	0
				ECON	0
				DEPR	16 % GD 84
				RCNLD	\$271,000