

Key: 7438

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.113

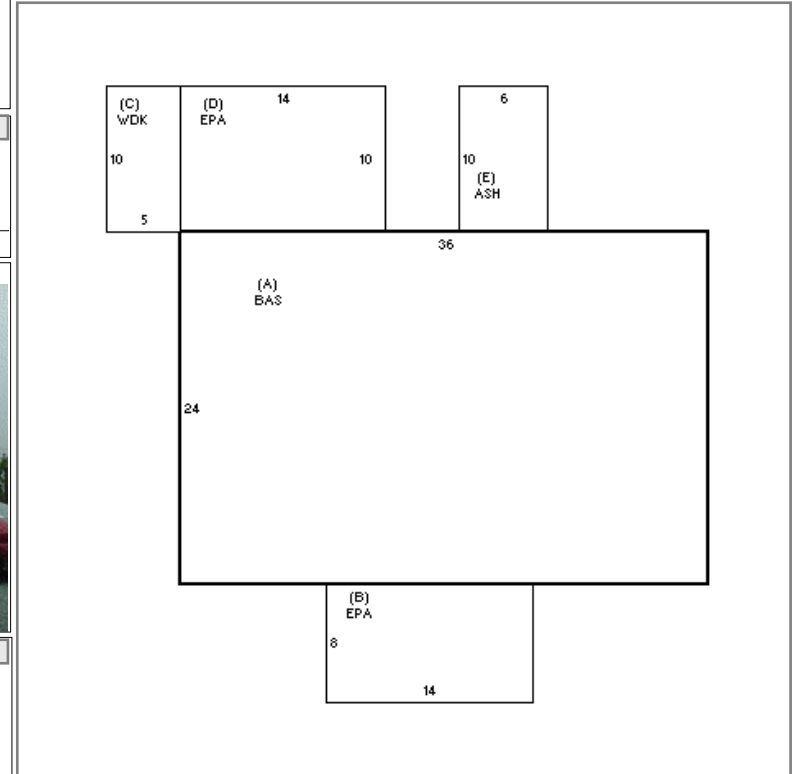
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CURRENT OWNER				PARCEL ID				LOCATION				
MCCARTHY CHRISTOPHER M TR & PACHECO RACHEL M TR C/O CHRISTOPHER MCCARTHY 9 EDGEWATER LN MARION, MA 02738				72-16-9-0				20 POSTSCRIPT LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCCARTHY CHRISTOPHER M TR				01/13/2016	F	(116234)						
SULLIVAN CHERYL TR				07/06/2011	F	-100 (116234)						
BRYAN HERBERT W JR & KATH				10/07/1994	QS	130,000 (87128)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,600	HUM 1.00	100	1.00	550,000	6.21	100	1.00	R08	1.25	438,960

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	%
06-383	06/28/2006	3	ALTERATIONS	35,961	09/13/2007	SJ	100	100
01-211	05/16/2001	3	ALTERATIONS				100	100
01-187	05/09/2001	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

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TOTAL	5,600 SF	ZONING	FRNT	79	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E			LAND	439,000	399,100
Inf1	FACTOR 100		BUILDING	159,000	141,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>598,000</b>	<b>540,600</b>



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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/19/2003

BUILDING	CD	ADJ	DESC	MEASURE	10/13/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/13/2015	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/8/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	864	DETAIL ADJ	0.831	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	864	1951	207.93	179,654
\$NLA(RCN)	\$249	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	EPA	N	ENCLOSED PORCH	252		90.20	22,730
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	50		38.40	1,920
				ROOF COVER	1	ASPH SHINGLES	1.00	E	ASH	N	ATT SHED	60		22.35	1,341
				FLOOR COVER	14	COMB	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	99	N/A	1.00								

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TOTAL RCN	214,920	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE		1985 / 37	
COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD	\$159,000		