Key: 7441

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,116

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCABE WILLIAM F & ALBERTA 24 STEVENS ST STONEHAM, MA 02180	72-16-12-0	8 POSTSCRIPT LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCABE WILLIAM F & ALBERT	08/30/2016	A	142,500	(124006)
MCCABE WILLIAM F & ALBERT	05/23/1997	H	115,500	(91432)
GENEREUX,CAROL COAKLEY	12/10/1985	XX		(C00072494)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

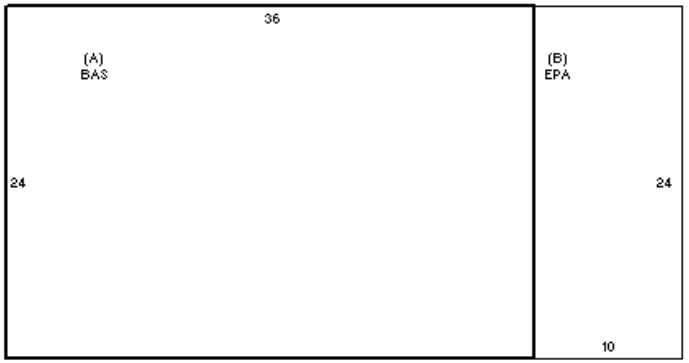
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,000	HUM 1.00	100 1.00	100 1.00	550,000	5.81	100 1.00	R08 1.25			440,300

TOTAL	6,000 SF	ZONING		FRNT	91
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	440,300	400,300
BUILDING	135,400	122,300
DETACHED	0	0
OTHER	0	0
TOTAL	**575,700**	**522,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/19/2003

BLDG COMMENTS

FY12 FR- COTT TO RANCH

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/21/2010	PL
LIST	4/21/2010	EST
REVIEW	3/8/2011	ER

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	864	DETAIL ADJ	0.799
$NLA(RCN)	$227	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,918
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	864	1954	199.93	172,736
B	EPA	N	ENCLOSED PORCH	240		90.20	21,648

TOTAL RCN 196,302

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1972 / 50

COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69

RCNLD $135,400