

Key: 7477

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.151

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
MCLAUGHLIN ROBERT,BRIAN,KEVIN GARFIELD JAMES & JONES J TRS C/O JAMES GARFIELD 169 GROVE ST MARSHFIELD, MA 02050				72-2-4-0				18 MARSHFIELD AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCLAUGHLIN ROBERT,BRIAN,K				11/12/2021	F	1	55998-158				
MCLAUGHLIN ROBERT, MARION				07/06/2020	H	1	53030-29				
MCLAUGHLIN ROBERT & MARIO				06/06/2012	F	1	41477-72				

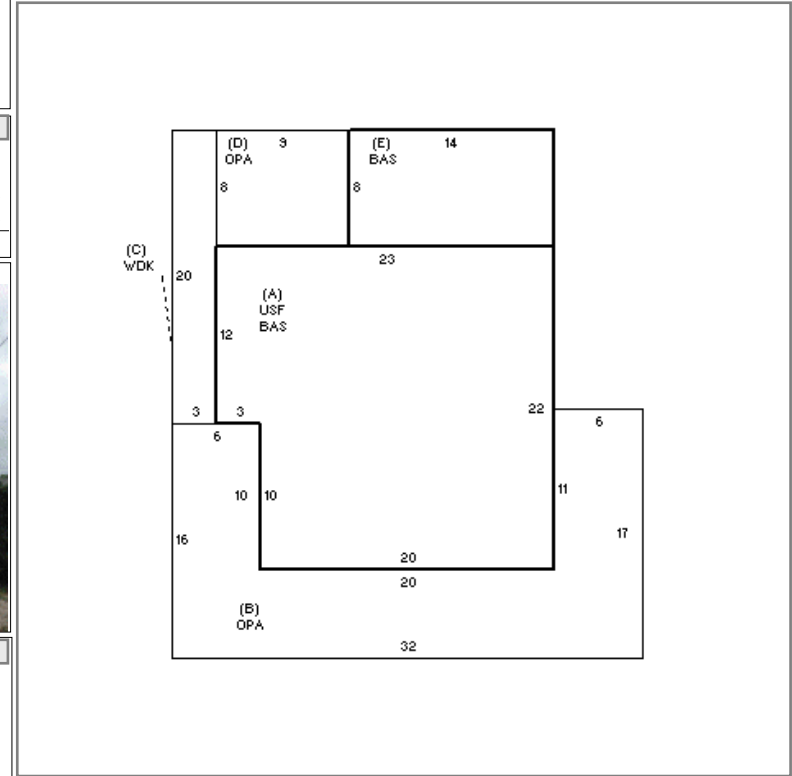
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-113	02/19/2020	7	OTHERS		09/21/2022	JD	100	100
19-653	09/05/2019	3	ALTERATIONS	59,000	08/12/2020	JD	100	100
		3	ALTERATIONS	10,000	08/12/2020	JD	100	100

LEGAL LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,000	HUM	1.00	100	1.00	100	1.00	594,000	6.92	100	1.00	471,780

TOTAL	5,000 SF	ZONING	FRNT	45	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	471,800	428,900		
Inf1	FACTOR 100		BUILDING	202,200	189,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	674,000	618,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/21/2022	JD
MODEL	1		RESIDENTIAL	LIST	9/21/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/21/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1906	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,064	DETAIL ADJ	0.999	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	588	1906	233.96	137,571
\$NLA(RCN)	\$257	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	476	1906	212.76	101,276
				ROOF SHAPE	2	HIP	1.00	+	OPA	N	OPEN PORCH	390		51.50	20,085
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	60		38.40	2,304
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
				INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		1,340.00	1,340
				HEATING/COOLING	13	NONE	0.85								
				FUEL SOURCE	8	NONE	1.00								

TOTAL RCN	273,213	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	A
		KITCHEN	G
		BATHS	G
		HEAT	
		ELECT	U
		EFF.YR/AGE	1984 / 38
		COND	26 26 %
		FUNC	0
		ECON	0
		DEPR	26 % GD 74
		RCNLD	\$202,200

DETACHED

BUILDING