

Key: 7481

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.155

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCDONOUGH MARJORIE A TR				72-2-12-0				31 HARVARD ST			
DAVID J MCDONOUGH				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
5049 N A1A UNIT 1305				MCDONOUGH MARJORIE A TR				03/17/1994	F	100	12734-340
FORT PIERCE, FL 34949				TIMILITY JOSEPH F AND ELA				01/01/1973	QS	31,000	3849-524
				WALSH JAMES H JR AND ANN				01/01/1953	XX		2222-255

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 %
		7	OTHERS		06/13/2023	JD	100 100

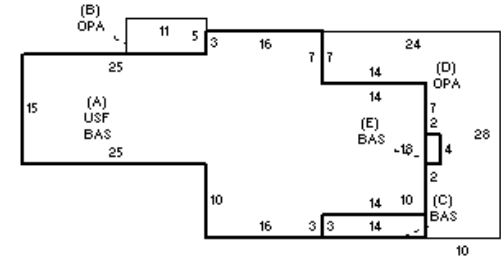
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,000	HUM	1.00	100 1.00	748,000	5.02	100 1.00	WF7	1.70		603,070

TOTAL	7,000 SF	ZONING	FRNT	130	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	603,100	516,000
Inf1	FACTOR 100		BUILDING	274,000	164,500		
Inf2	PHY 100		DETACHED	3,300	7,900		
			OTHER	0	0		
					<b>TOTAL</b>	<b>880,400</b>	<b>688,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 80 0.20	18X20		360	46.00	3,300



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/13/2023	JD
MODEL	1		RESIDENTIAL	LIST	6/13/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/8/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1911	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,200	DETAIL ADJ	1.176	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,125	1911	233.03	262,155
\$NLA(RCN)	\$239	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	1,075	1911	211.91	227,806
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	425		51.50	21,888
				ROOF COVER	1	ASPH SHINGLES	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUT DOOR SHOWER	1		1,578.00	1,578
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	526,885
CONDITION ELEM CD	
EXTERIOR	P
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1960 / 62
COND	48 48 %
FUNC	0
ECON	0
DEPR	48 % GD 52
RCNLD	\$274,000