

Key: 7550

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.224

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MCELLIN DOLORES S/O ALLEN NANCY M 7 BACON STREET ARLINGTON, MA 02474				72-5-8-0				29 RIVER ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				ALLEN NANCY M				05/31/2023	QS	875,000	(135443)	
MCELLIN DOLORES LE &				03/02/2023	F	1	(135114)					
MCELLIN DOLORES				09/08/1993	QS	190,000	(85185)					

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 %
11-591		7	OTHERS		08/15/2023	JD	100 100
96-394	09/20/2011	7	OTHERS	15,000	09/06/2012	SJ	100 100
94-637	08/01/1996	3	ALTERATIONS				100 100
	12/21/1994	3	ALTERATIONS				100 100

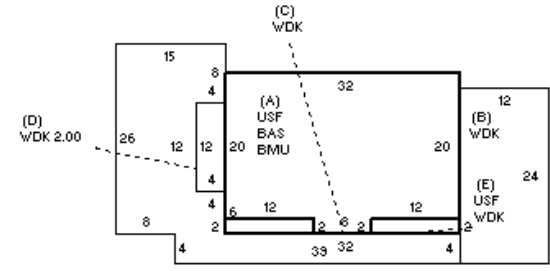
LAND

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	100	1.00	550,000	6.21	100	1.00	R08 1.25	438,960

TOTAL	5,600 SF	ZONING	FRNT	166	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	439,000	399,100		
Inf1	FACTOR 100		BUILDING	300,400	262,800		
Inf2	PHY 100		DETACHED	3,400	5,500		
			OTHER	0	0		
			TOTAL	742,800	667,400		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 10		80	15.97	1,100
APR	A	1.00	10 0.90 8X16	2012	128	20.20	2,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/16/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/16/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/15/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

G

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	366,308
NET AREA	1,360	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	656		54.22	35,571		
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	656	1986	223.40	146,551		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	704	1986	203.16	143,025		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	930		38.40	35,712		
				FLOOR COVER	13	COMB	1.00		ODS	O	OUT DOOR SHOWER	1		1,369.00	1,369		
				INT FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	G
																BATHS	G
																HEAT	A
																ELECT	A
																EFF.YR/AGE	2004 / 18
																COND	17 17 %
																FUNC	0
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$300,400