

Key: 7575

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.249

LEGAL

LAND

DETACHED

BUILDING

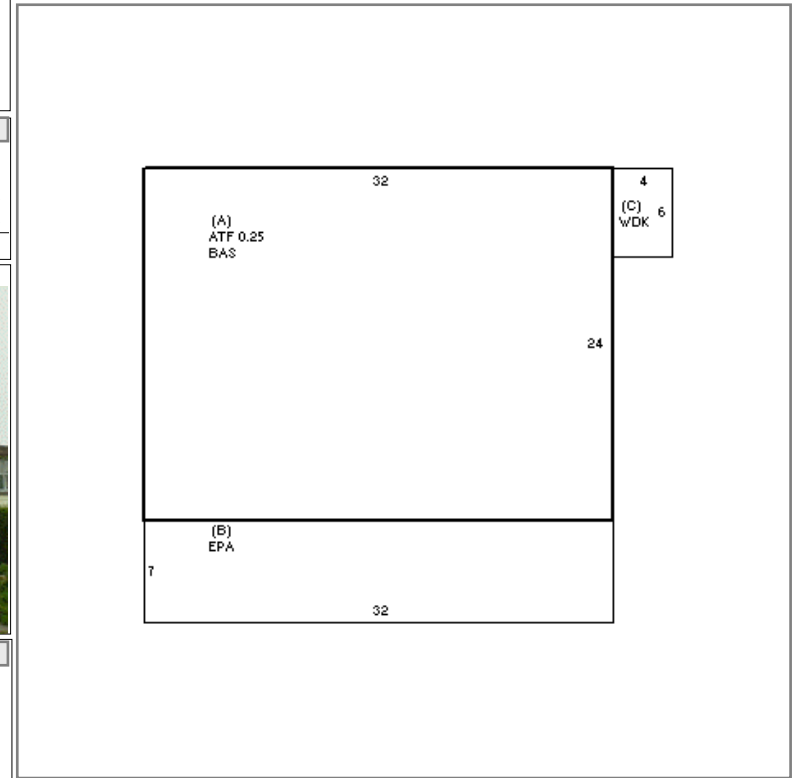
CURRENT OWNER				PARCEL ID				LOCATION			
MCKAY JAMES J & VICTORIA W 29 PUDDLE WHARF LN MARSHFIELD, MA 02050				72-7-8-0				11 OLIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MCKAY JAMES J & VICTORIA				07/20/2012	QS	429,900		(117759)			
LAMB CECELIA L				04/03/2009	H			(113156)			
BOUSHELL HENRY P JR				01/01/1978	QS			(58422)			

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 %

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,400	HUM 1.00	100	1.00	550,000	5.46	100	1.00	RV2	1.25	441,590

TOTAL	6,403 SF	ZONING	FRNT	161	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	441,600	401,500
Infl1	FACTOR 100		BUILDING	151,900	135,200		
Infl2	PHY 100		DETACHED	5,300	5,000		
			OTHER	0	0		
			TOTAL		598,800	541,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	60 0.40		240	54.75	5,300



BUILDING	CD	ADJ	DESC	MEASURE	12/8/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/8/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1926	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	208,112		
NET AREA	960	DETAIL ADJ	0.824	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	768	1926	199.23	153,011	CONDITION ELEM	CD		
\$NLA(RCN)	\$217	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	ATF	L	ATTIC FINISH	192	1926	128.72	24,715	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	224		90.20	20,205	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	24		38.42	922	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	F11	O	O	FPL 1S 10P	1		7,281.00	7,281	BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	5	ELECTRIC BB	0.99									ELECT			
				FUEL SOURCE	3	ELECTRIC	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1980 / 42
STORIES	1	1.00																COND	27 27 %
ROOMS	5	1.00																FUNC	0
BEDROOMS	3	1.00																ECON	0
BATHROOMS	1	1.00																DEPR	27 % GD 73
# 1/2 BATHS	0	1.00																RCNLD	\$151,900
TOT FIXTURES	3	\$1,978																	
# UNITS	1	1.00																	