

Key: 7591

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.265

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCGOFF KEVIN P & FOPIANO EDWARD & ANTONETTA 61 DOONAN STREET MEDFORD, MA 02155				72-9-9-0				7 MILTON ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MCGOFF KEVIN P & FOPIANO				05/30/2019	QS	500,000 (128566)					
HEHIR PAUL				06/23/2014	F	1 (120568)					
HEHIR BARBARA E				02/23/2006	F	-100 (108704)					

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	%
90-306	06/07/1990	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	3,200	HUM 1.00	100	1.00	100	1.00	550,000	10.62	100	1.00	R08 1.25	429,110

TOTAL	3,180 SF	ZONING	FRNT	39	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	429,100	390,100		
Inf1	FACTOR 100		BUILDING	197,800	175,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	626,900	566,000		

DETACHED

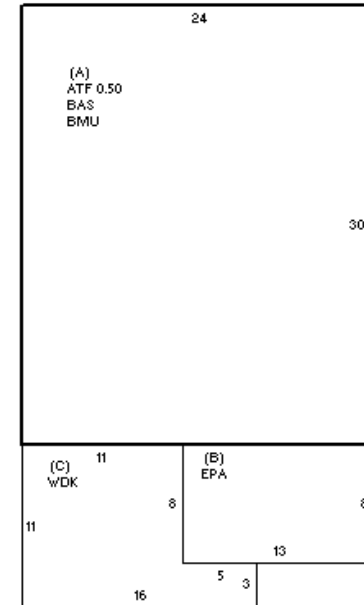
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
MLS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/8/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/8/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/1/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1945	SIZE ADJ	1.000
NET AREA	1,080	DETAIL ADJ	1.100
\$NLA(RCN)	\$286	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		6	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		3	\$2,640
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	720		52.37	37,708
A	BAS	L	BASE AREA	720	1945	256.46	184,651
A	ATF	L	ATTIC FINISH	360	1945	165.70	59,652
B	EPA	N	ENCLOSED PORCH	104		90.20	9,381
C	WDK	N	WOOD DECK	136		38.40	5,222
	BMG	O	BSMT GARAGE	1		2,491.00	2,491
	F11	O	FPL 1S 10P	1		7,281.00	7,281

TOTAL RCN	309,026
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$197,800