

Key: 7599

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.272

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCNEIL RICHARD C & LORRAINE LE R&L MCNEIL IRRVCBL HOME TRUST P O BOX 466 HUMAROCK, MA 02047				72-10-9-F				9 LINCOLN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCNEIL RICHARD C & LORRAI				12/02/2020	F	1 (131194)					
MCNEIL RICHARD C & LORRAI				11/15/2016	F	1 (124381)					
MCNEIL RICHARD C TR				11/26/2013	F	1 (119855)					

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	%
92-135	02/21/1993	2	ADDITIONS				100	100

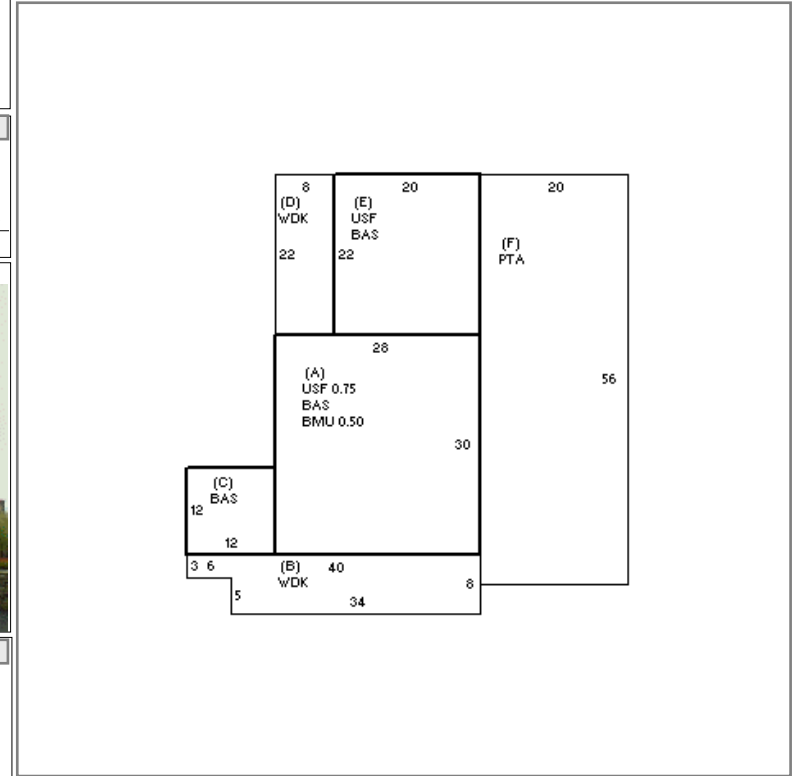
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,600	HUM 1.00	100	1.00	100	1.00	748,000	3.72	100	1.00	WF7 1.70	612,680

TOTAL	9,583 SF	ZONING		FRNT	135	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	612,700	524,200			
Inf1	FACTOR 100		BUILDING	464,200	412,800			
Inf2	PHY 100		DETACHED	13,800	13,100			
			OTHER	0	0			
			TOTAL	1,090,700	950,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 40 0.60		1945	576	39.81	13,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/20/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/20/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/7/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

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YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	644,728	
NET AREA	2,494	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	420		69.47	29,175	CONDITION ELEM	CD	
\$NLA(RCN)	\$259	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,070	1945	213.63	228,587	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	466		42.24	19,683	INTERIOR	
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	BAS	L	BASE AREA	144	1945	234.92	33,828	KITCHEN			
ROOMS	6	1.00	FLOOR COVER	14	COMB	1.00	+	BAS	L	BASE AREA	1,280	1945	234.92	300,695	BATHS			
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	F	PTA	N	PATIO	1,120		16.39	18,357	HEAT			
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00	F	FPL	O	FIREPLACE	1		8,594.30	8,594	ELECT			
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00												
TOT FIXTURES	6	\$5,808																
# UNITS	1	1.00																
																EFF.YR/AGE	1978 / 44	
																COND	28 28 %	
																FUNC	0	
																ECON	0	
																DEPR	28 % GD 72	
																RCNLD	\$464,200	