

Key: 7617

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.290

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCELWAINE MICHELLE L P O BOX 327 HUMAROCK, MA 02047				73-7-23-0				27 OCEAN FRONT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCELWAINE MICHELLE L				03/02/2022	QS	690,000	(133513)				
CONNORS MARY ANNE TR				12/15/2006	F	-100	(109964)				
CONNORS MARY A				09/09/1997	F	-100	(C92019)				

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 %
04-594	06/01/2022	7	OTHERS		06/13/2023	JD	100 100
92-569	09/10/2004	3	ALTERATIONS	2,500	08/03/2005	SJ	100 100
	07/09/1992	3	ALTERATIONS				100 100

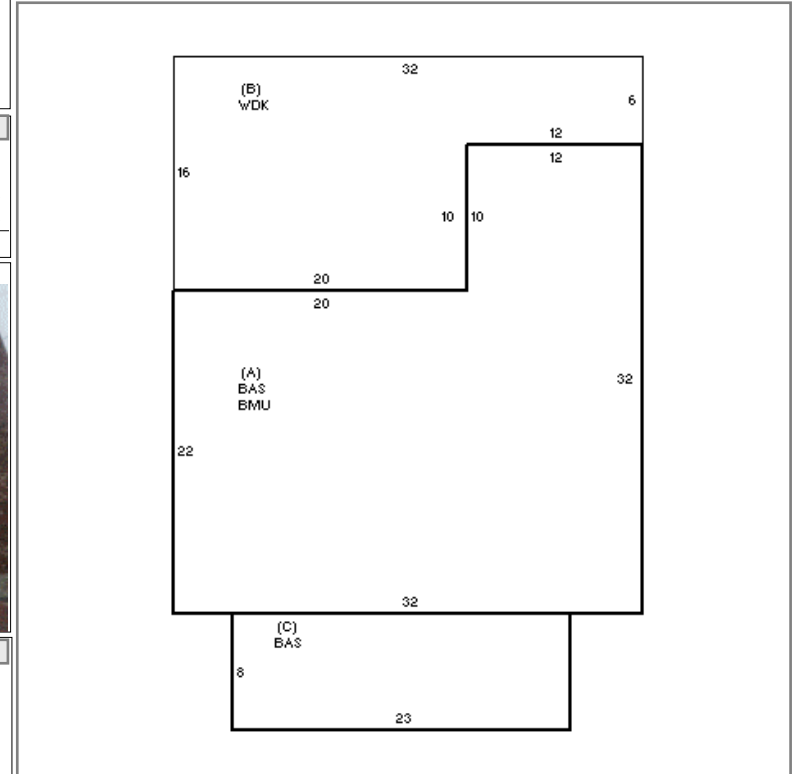
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,688	HUM	1.00	100	1.00	100	1.00	1.00	WV3	1.35	470,500

TOTAL	4,704 SF	ZONING	FRNT	38	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	470,500	427,700		
Inf1	FACTOR 100		BUILDING	169,300	150,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		639,800	578,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/13/2023	JD
MODEL	1		RESIDENTIAL	LIST	6/13/2023	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	9/26/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,008	DETAIL ADJ	0.850
\$NLA(RCN)	\$271	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	\$2,040
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	824		50.01	41,212
B	WDK	N	WOOD DECK	392		38.40	15,053
+	BAS	L	BASE AREA	1,008	1950	202.29	203,913
	BMG	O	BSMT GARAGE	1		2,491.00	2,491
	F11	O	FPL 1S 1OP	1		7,281.00	7,281
	ODS	O	OUT DOOR SHOWER	1		1,141.00	1,141

TOTAL RCN	273,131
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1967 / 55
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$169,300