Key: 7623

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,296

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCKAY KATHLEEN A TR &	73-7-27-F	20 OCEAN FRONT ST
MCKAY HUNTER L TR		
PO BOX 728		
NEWBURYPORT, MA 01950		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCKAY KATHLEEN A TR &	09/05/2008	U	1,201,500	(112437)
WHITFORD KAREN	07/12/2006	F	1	(109306)
WHITFORD BRAD & KAREN	06/20/2002	QS	699,000	(101482)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

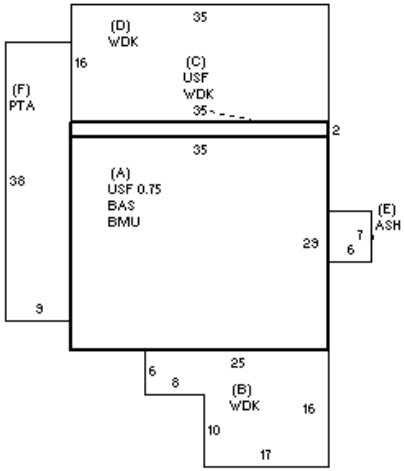
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
02-258	09/12/2002	3	ALTERATIONS				100	100
92-723	09/14/1993	3	ALTERATIONS				100	100
		2	ADDITIONS				100	100
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,525	HUM 1.00	100 1.00	100 1.00	748,000	6.29	100 1.00	WF7 1.70			596,640

TOTAL	5,525 SF	ZONING		FRNT	110
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	596,600	510,500
BUILDING	480,200	427,400
DETACHED	0	0
OTHER	0	0
TOTAL	**1,076,800**	**937,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/22/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/9/2010	PL
LIST	12/9/2010	EST
REVIEW	3/7/2011	ER

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,846	DETAIL ADJ	1.133
$NLA(RCN)	$338	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	$9,790
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,015		56.33	57,175
A	BAS	L	BASE AREA	1,015	1950	278.29	282,467
+	USF	L	UPPER STORY FIN	831	1950	253.08	210,307
+	WDK	N	WOOD DECK	950		46.08	43,776
E	ASH	N	ATT SHED	42		26.83	1,127
F	PTA	N	PATIO	342		17.88	6,115
	BMG	O	BSMT GARAGE	1		2,989.20	2,989
	F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	623,633
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1995 / 27		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	$480,200		