

Key: 7697

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.369

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TOBIN MARY E & MCLAUGHLIN JOHN B C/O BARBARA HOOLEY 18 CENTENNIAL CIRCLE MALDEN, MA 02148				73-6-12-0				23 OCEAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TOBIN MARY E & MCLAUGHLIN WILLIAM J & MA				08/03/1989	QS			(78930)			
				01/01/1955	QS			20569-N/A			

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	%

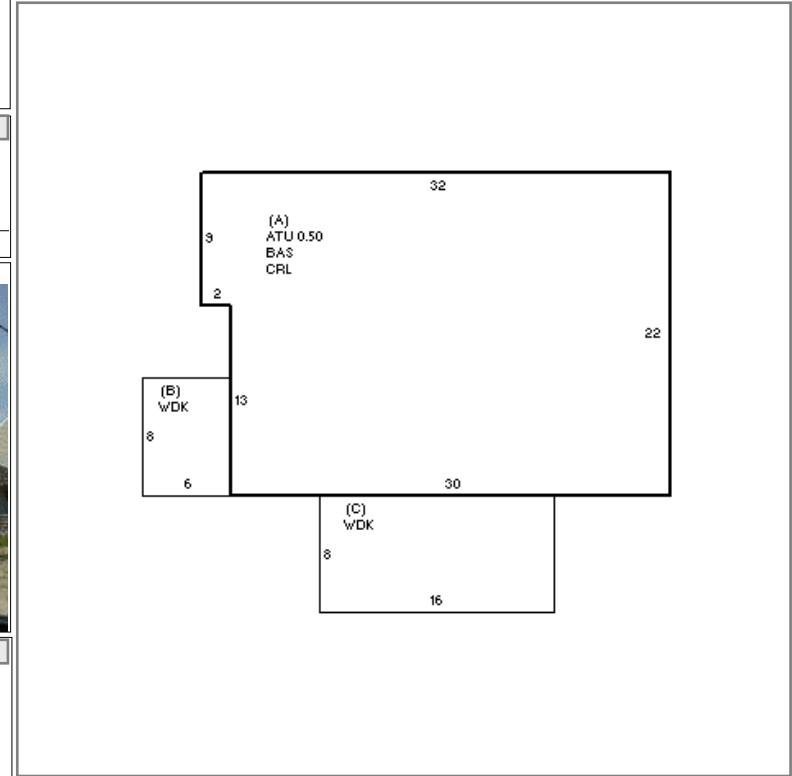
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	HUM 1.00	100	1.00	594,000	6.92	100	1.00	WV3	1.35	471,780

TOTAL	5,009 SF	ZONING	FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	471,800	428,900
Inf1	FACTOR 100		BUILDING	60,600	59,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		532,400	488,500	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/13/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/13/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1944	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	168,400		
NET AREA	678	DETAIL ADJ	0.708	FOUNDATION	1	PIER	0.98	A	CRL	N	BSMT CRAWL	678		11.96	8,107	CONDITION ELEM	CD		
\$NLA(RCN)	\$248	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	678	1944	193.87	131,445	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	339		37.00	12,543	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	176		38.40	6,758	KITCHEN			
				FLOOR COVER	14	COMB	1.00	F11	O	FPL 1S 10P	1		7,281.00	7,281	BATHS				
				INT FINISH	1	PLASTER	1.00								HEAT				
				HEATING/COOLING	13	NONE	0.85								ELECT				
				FUEL SOURCE	8	NONE	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1952 / 70
STORIES		1.5	1.00															COND	64 64 %
ROOMS		4	1.00															FUNC	0
BEDROOMS		2	1.00															ECON	0
BATHROOMS		1	1.00															DEPR	64 % GD 36
# 1/2 BATHS		0	1.00															RCNLD	\$60,600
TOT FIXTURES		4	\$2,266																
# UNITS		1	1.00																