

Key: 7703

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.375

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCMASTERS JOHN F JR 22 FRANKLIN ST MARSHFIELD, MA 02050				73-6-18-0				22 FRANKLIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCMASTERS JOHN F JR				07/25/2018	QS	395,000	(127187)				
QUINN RALPH J & ANN M				01/10/1986	QS	85,000	(72656)				
KING RAYMOND L AND MARY C				01/01/1976	QS	33,200	(C00055473)				

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	%
23-0836	09/14/2023	3	ALTERATIONS	116,000				0
10-326	07/21/2010	3	ALTERATIONS	400	08/10/2011	SJ	100	100
88-428	07/01/1988	3	ALTERATIONS				100	100
		2	ADDITIONS				100	100

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	100	1.00	R08	1.25		436,830

TOTAL	5,000 SF	ZONING		FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	436,800	397,100		
Inf1	FACTOR 100		BUILDING	132,700	123,900			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	569,500	521,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
Outside Shower

BUILDING	CD	ADJ	DESC	MEASURE	6/24/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/24/2019	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	858	DETAIL ADJ	0.887	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	572	1940	222.51	127,273
\$NLA(RCN)	\$242	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	286	1940	143.76	41,116
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	196		38.40	7,526
				ROOF COVER	1	ASPH SHINGLES	1.00	C	PTA	N	PATIO	168		14.90	2,503
				FLOOR COVER	14	COMB	1.00	D	EPA	N	ENCLOSED PORCH	208		90.20	18,762
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281
				HEATING/COOLING	13	NONE	0.85								
				FUEL SOURCE	8	NONE	1.00								

TOTAL RCN	207,299
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	
ELECT	A
EFF.YR/AGE 1968 / 54	
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$132,700

