Key: 771

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 709

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCGLYNN DAVID P & JANET **28 FAIRVIEW AVENUE** **SCITUATE, MA 02066**	**32-3-9-0**	**28 FAIRVIEW AV**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCGLYNN DAVID P & JANET	11/16/1998	F	100	16816-150
MCGLYNN DAVID P & JANET	01/01/1979	XX		4461-406
OLIVER ROBERT B AND SYLVI	01/01/1963	XX		2970-454

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

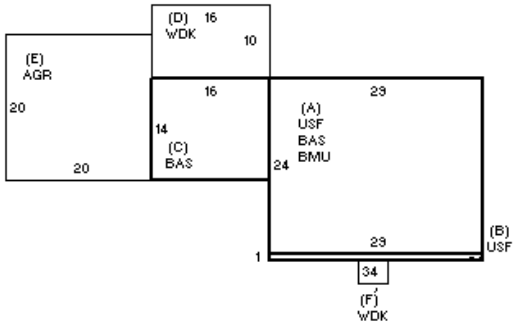
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
96-262	06/25/1996	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,994	SC 1.00	100 1.00	100 1.00	396,000	2.06	100 1.00	R03 0.90			337,270

TOTAL	17,994 SF	ZONING		FRNT	153
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	337,300	323,700
BUILDING	299,100	277,600
DETACHED	1,000	0
OTHER	0	0
TOTAL	**637,400**	**601,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	12X8		96	14.95	1,000

PHOTO 07/17/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/17/2023	JD
LIST	7/17/2023	EST
REVIEW	3/9/2011	KT

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,645	DETAIL ADJ	1.030
$NLA(RCN)	$253	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.35	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,120
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	696		53.05	36,920
+	USF	L	UPPER STORY FIN	725	1960	196.27	142,293
+	BAS	L	BASE AREA	920	1960	215.82	198,556
+	WDK	N	WOOD DECK	172		38.40	6,605
E	AGR	N	ATT GARAGE	400		46.88	18,751
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	415,484

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1977 / 45	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$299,100