

Key: 7719

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.391

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCGONAGLE MAUREEN M & LAWRENCE 170 FERRY STREET MARSHFIELD, MA 02050				73-6-33-0				159 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MCGONAGLE MAUREEN M & LAW				03/29/1990	QS	(79921)		(79921)			
MCGONAGLE DANIEL A & LAWR				10/02/1987	QS	76026-		76026-			
MCGONAGLE DANIEL A AND AL				01/01/1965	QS	6,000		(C00035122)			

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	%

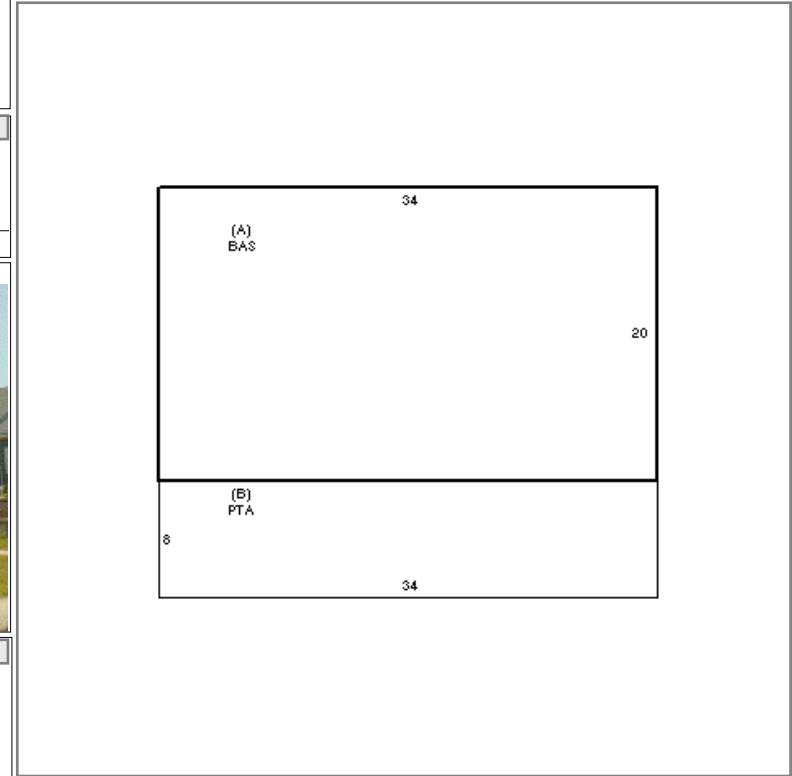
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,000	HUM 1.00	100	1.00	100	1.00	550,000	6.92	100	1.00	RV2 1.25	436,830

TOTAL	5,000 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	436,800	397,100
Infl1	FACTOR 100		BUILDING	107,700	97,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		544,500	494,400	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/14/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/14/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR- COTT/BUNG TO RANCH

BUILDING

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	156,141
NET AREA	680	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	680	1950	220.81	150,151		
\$NLA(RCN)	\$230	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	PTA	N	PATIO	272		14.90	4,053		
CAPACITY				ROOF SHAPE	1	GABLE	1.00										
STORIES	1		1.00	ROOF COVER	1	ASPH SHINGLES	1.00										
ROOMS	3		1.00	FLOOR COVER	14	COMB	1.00										
BEDROOMS	1		1.00	INT FINISH	1	PLASTER	1.00										
BATHROOMS	1		1.00	HEATING/COOLING	1	FORCED AIR	1.00										
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00										
TOT FIXTURES	3		\$1,937														
# UNITS	1		1.00														
																EFF.YR/AGE	1972 / 50
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$107,700