Key: 7757

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,423

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCABE JOSEPH E & LILLIAN TRS 9 SHERIDAN ST WOBURN, MA 01801	73-11-7-0	12 FRANKLIN ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCABE JOSEPH E & LILLIAN	10/07/2008	F	1	(112558)
MCCABE JOSEPH E & LILLIAN	01/01/1961	QS		(29470)
GIESOW SUSANNA	01/01/1960	XX		I0007-1557

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

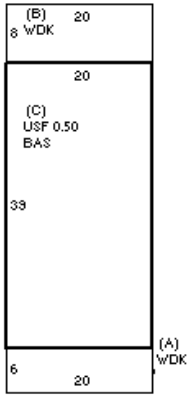
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06-758	12/16/2006	3	ALTERATIONS	10,000	09/12/2007	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,200	HUM 1.00	100 1.00	100 1.00	550,000	10.62	100 1.00	R08 1.25			429,110

TOTAL	3,180 SF	ZONING		FRNT	39
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	429,100	390,100
BUILDING	195,600	176,500
DETACHED	0	0
OTHER	0	0
TOTAL	**624,700**	**566,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/29/2007

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/14/2010	PL
LIST	12/14/2010	EST
REVIEW	3/4/2011	ER

BLDG COMMENTS

FY12 FR- COTT/BUNG TO CAPE

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,170	DETAIL ADJ	1.045
$NLA(RCN)	$242	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,508
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
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	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	280		38.40	10,752
C	BAS	L	BASE AREA	780	1950	238.13	185,741
C	USF	L	UPPER STORY FIN	390	1950	216.55	84,456

TOTAL RCN	283,457

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$195,600