

Key: 7769

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.435

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCDONOUGH KEVIN C & LISA M TRS PO BOX 586 4 GARFIELD ST HUMAROCK, MA 02047				73-12-11-F				4 GARFIELD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCDONOUGH KEVIN C & LISA				08/19/2020	F	100	(130621)				
MCDONOUGH KEVIN C				08/18/2020	QS	670,000	(130618)				
ALBANESE DAVID J, ET AL				07/13/2020	H		(130415)				

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	%
23-0017	01/04/2023	1	NEW CONST	480,000	05/17/2023	JD	90	90

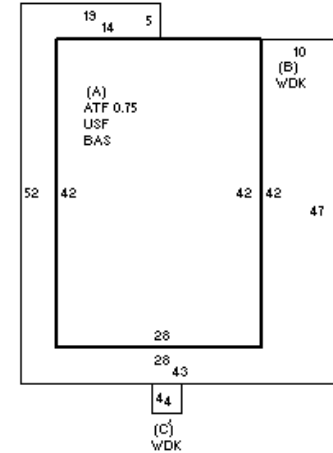
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,620 HUM	1.00	100	1.00	100	1.00	638,000	6.19	100	1.00	RF2 1.45	509,280

TOTAL	5,620 SF	ZONING		FRNT	76	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE c/w 73-12-10-A	LAND	509,300	463,000			
Inf1	FACTOR 100		BUILDING	630,200	246,900			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,139,500</b>	<b>709,900</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/17/2023	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2023	SIZE ADJ	1.000
NET AREA	3,234	DETAIL ADJ	1.009
\$NLA(RCN)	\$217	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	11	\$10,655	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	1,176	2023	226.91	266,840
EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	1,176	2023	206.35	242,663
ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	882	2023	146.61	129,306
ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	956		46.08	44,052
FLOOR COVER	12	COMB	1.00	GFP	O	O	GAS FIREPLACE	1		6,667.20	6,667
INT FINISH	2	DRYWALL	1.00								
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	700,183
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	10 uc
ECON	0
DEPR	10 % GD 90
RCNLD	\$630,200