

Key: 7801

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.467

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCNEIL ELIZABETH ANN PO BOX 262 HUMAROCK, MA 02047				73-16-4-0				11 JULIAN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCNEIL ELIZABETH ANN				09/01/2010	F		1 (115093)				
MCNEIL ELIZABETH ANN				02/17/1983	XX		(67178)				
MCNEIL ELIZABETH ANN				01/01/1976	QS		(C#6717)				

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	%
00-498	10/16/2000	7	OTHERS		01/01/2019	JD	100	100
		1	NEW CONST				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,200	HUM	1.00	100	1.00	100	1.00	R08	1.25		429,110

TOTAL	3,180 SF	ZONING		FRNT	43	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	429,100	390,100		
Inf1	FACTOR 100		BUILDING	290,300	274,200			
Inf2	PHY 100		DETACHED	900	800			
			OTHER	0	0			
				TOTAL	720,300	665,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 8X12		96	14.95	900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/16/2019	JD
MODEL	1		RESIDENTIAL	LIST	1/16/2019	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/4/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,544	DETAIL ADJ	0.999	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	928	2001	233.50	216,689
\$NLA(RCN)	\$238	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	616	2001	212.34	130,804
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	160		42.24	6,758
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	32		56.65	1,813
ROOMS	4	1.00		FLOOR COVER	13	COMB	1.00		GFP	O	GAS FIREPLACE	1		6,111.60	6,112
BEDROOMS	2	1.00		INT FINISH	2	DRYWALL	1.00								
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02								
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00								
TOT FIXTURES	6	\$5,275													
# UNITS	1	1.00													

TOTAL RCN	367,451
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	19 19%
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$290,300

