

Key: 824

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 757

LEGAL

LAND

DETACHED

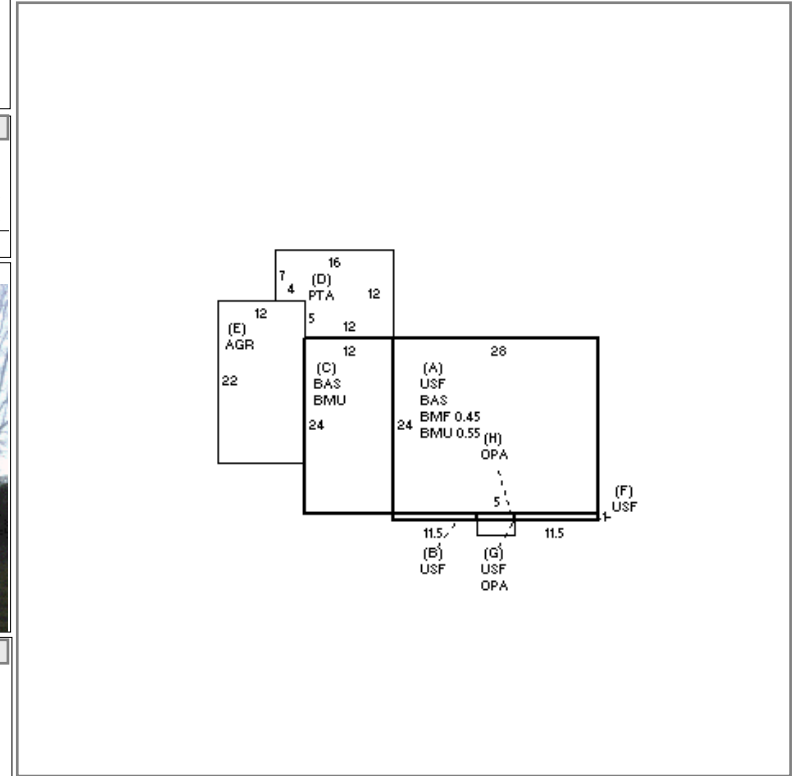
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MCCONVILLE RYAN & CAROLINE				32-9-23-0				3 ABERDEEN DR				
3 ABERDEEN DR				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				MCCONVILLE RYAN & CAROLINE				10/27/2022	QS	850,000	57365-288	
				THORNTON GREGORY B &				10/21/2019	F	100	51816-101	
				THORNTON GREGORY B &				05/18/2018	QS	631,250	49812-172	
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,063	SC 1.00	100	1.00	396,000	1.78	100	1.00	R04	0.90	341,350

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 %

TOTAL	21,083 SF	ZONING	FRNT	163	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	341,400	327,600
Inf1	FACTOR 100		BUILDING	393,300	364,000		
Inf2	PHY 100		DETACHED	1,000	1,000		
			OTHER	0	0		
					TOTAL	735,700	692,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8 X 10		80	15.97	1,000



BUILDING	CD	ADJ	DESC	MEASURE	4/4/2023	JD
MODEL	1		RESIDENTIAL	LIST	4/4/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/9/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	468,182			
NET AREA	1,661	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	658		52.47	34,525	CONDITION ELEM	CD			
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	302		73.66	22,244	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	960	1965	236.93	227,449	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	701	1965	215.46	151,037	KITCHEN	V			
				FLOOR COVER	1	HARDWOOD	1.00	D	PTA	N	PATIO	172		16.39	2,819	BATHS	V			
				INT FINISH	2	DRYWALL	1.00	E	AGR	N	ATT GARAGE	264		59.33	15,663	HEAT	U			
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	OPA	N	OPEN PORCH	15		56.69	850	ELECT	U			
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063					
																		EFF.YR/AGE	2006 / 16	
																		COND	16 16 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	16 % GD 84	
																		RCNLD	\$393,300	