

Key: 852

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 785

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MCGOVERN FRANK E & BRIAN D TRS				26-5-50-0				30 ACORN ST				
30 ACORN ST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				MCGOVERN FRANK E & BRIAN				02/17/2022	F	10	56455-350	
				MCGOVERN FRANK E & MARY J				01/01/1979	QS		4562-123	
				ANDERSON ALLEN G AND SHIR				01/01/1974	XX		3873-290	

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	%
22-0405	04/20/2022	3	ALTERATIONS	15,000	06/21/2022	JD	100	100
90-47	02/23/1990	3	ALTERATIONS				100	100

LAND


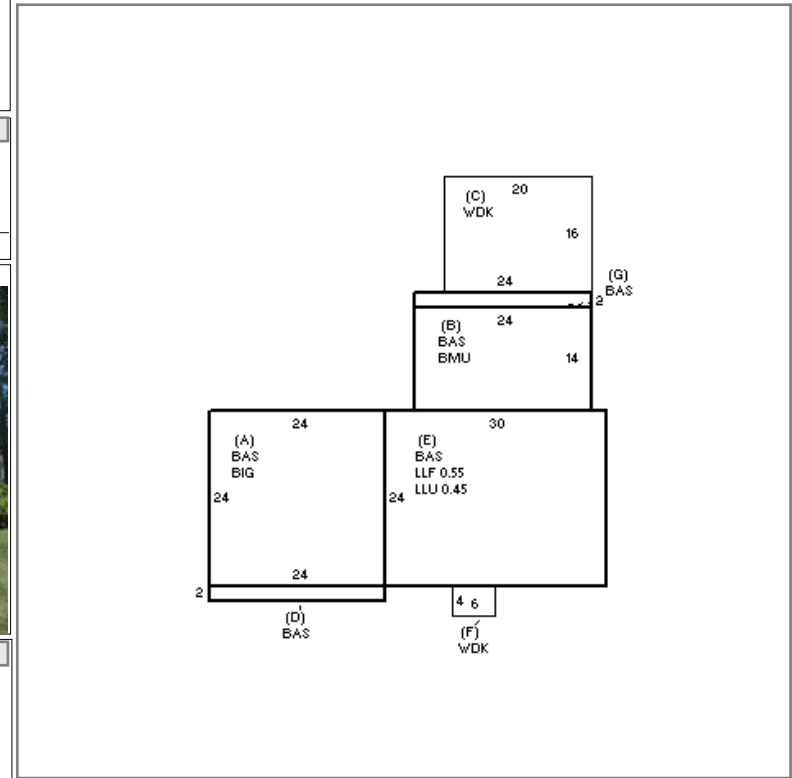
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	SC	1.00	100	1.00	100	1.00		R04	0.90	339,960

TOTAL	20,000 SF	ZONING	FRNT	127	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E IN M32. . . .			LAND	340,000	326,200
Inf1	FACTOR 100		BUILDING	363,700	328,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	703,700	654,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/21/2022

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/21/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/21/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/10/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	498,271		
NET AREA	2,124	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	576		43.50	25,055	CONDITION ELEM	CD		
\$NLA(RCN)	\$235	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	BMU	N	BSMT UNFINISHED	336		63.15	21,218	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	344		38.40	13,210	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,728	1964	198.67	343,310	KITCHEN	G		
				FLOOR COVER	24	COMB	1.00	E	LLU	N	LOWER LEVEL UNF	324		57.68	18,688	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	E	LLF	L	LOWER LEVEL FIN	396	1964	137.04	54,266	BATHS	G		
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1			7,281.00	7,281	HEAT	A		
				FUEL SOURCE	2	GAS	1.00	F12	O	FPL 1S 2OP	1			10,347.00	10,347	ELECT	A		
																		EFF.YR/AGE	1980 / 42
																		COND	27 27 %
																		FUNC	0
																		ECON	0
																		DEPR	27 % GD 73
																		RCNLD	\$363,700