

Key: 889

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 822

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCLAUGHLIN NEIL & JULIANA 31 CURTIS STREET SCITUATE, MA 02066				27-4-6-0				31 CURTIS ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCLAUGHLIN NEIL & JULIANA SPAULDING DAURICE R				12/10/1997	QS	294,000	15726-281				
				03/04/1988	XX		6044-137				

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	%
22-0716	07/05/2022	3	ALTERATIONS	91,000	01/12/2023	JD	100	100
08-460	09/20/2008	3	ALTERATIONS	3,100	06/29/2009	SJ	100	100
00-545	11/09/2000	2	ADDITIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,104	SC 1.00	100	1.00	396,000	1.78	100	1.00	R04	0.90	341,410

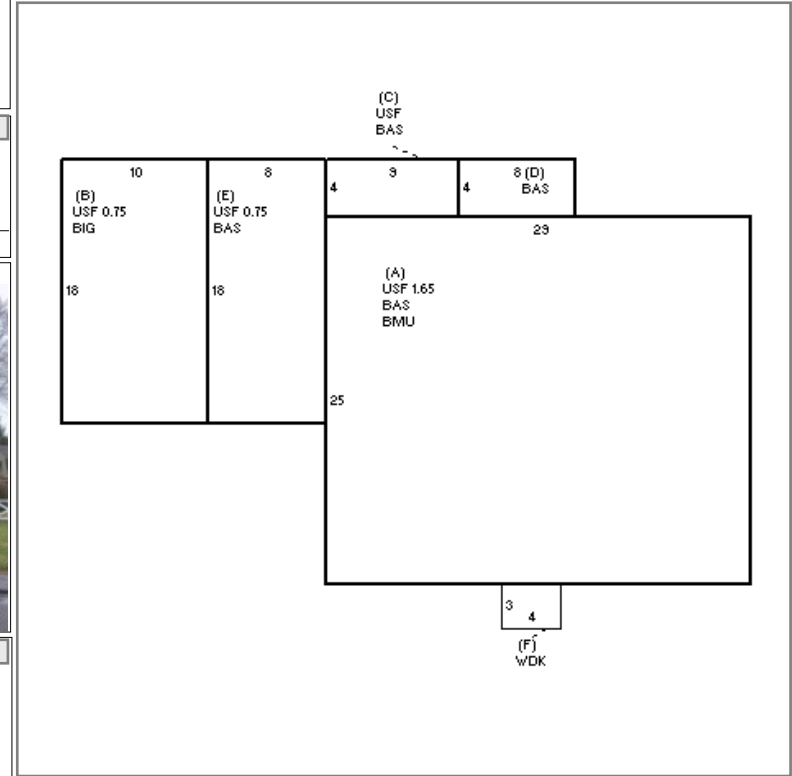
TOTAL	21,104 SF	ZONING	FRNT 104	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	IN M26. . . .	LAND	341,400	327,600
Inf1	FACTOR 100			BUILDING	430,600	243,100
Inf2	PHY 100			DETACHED	1,400	0
				OTHER	0	0
				TOTAL	773,400	570,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	50 0.50 25X15		375	7.58	1,400



BUILDING	CD	ADJ	DESC	MEASURE	1/12/2023	JD
MODEL	1		RESIDENTIAL	LIST	1/12/2023	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	3/10/2011	KT
QUALITY	+	1.10	AVG +/-GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1800	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	672,881	
NET AREA	2,412	DETAIL ADJ	1.184	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	725		57.47	41,666	CONDITION ELEM	CD	
\$NLA(RCN)	\$279	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,475	1800	231.19	341,012	EXTERIOR	F	
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	180		82.94	14,929	INTERIOR	A	
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	937	1800	254.23	238,213	KITCHEN	G	
				FLOOR COVER	24	COMB	1.00	F	WDK	N	WOOD DECK	12		42.26	507	BATHS	A	
				INT FINISH	1	PLASTER	1.00	F35	O	FPL 3S 5OP	1			26,134.90	26,135	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02	GEN	O	GENERATOR	1			0.00		ELECT	A	
				FUEL SOURCE	2	GAS	1.00											



CAPACITY	UNITS	ADJ
STORIES	2.65	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	10	\$10,419
# UNITS	1	1.00

EFF. YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$430,600