

Key: 916

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 850

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCGLYNN DAVID P & JANET E 28 FAIRVIEW AVE SCITUATE, MA 02066				48-2-51-J				48 PIN OAK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCGLYNN DAVID P & JANET E				05/11/2012	QS	336,000	(117423)				
REEM PROPERTY, LLC				05/10/2012	U	286,000	(117415)				
GILLIS BRIAN M				09/21/2011	H	10	(116522)				

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 %

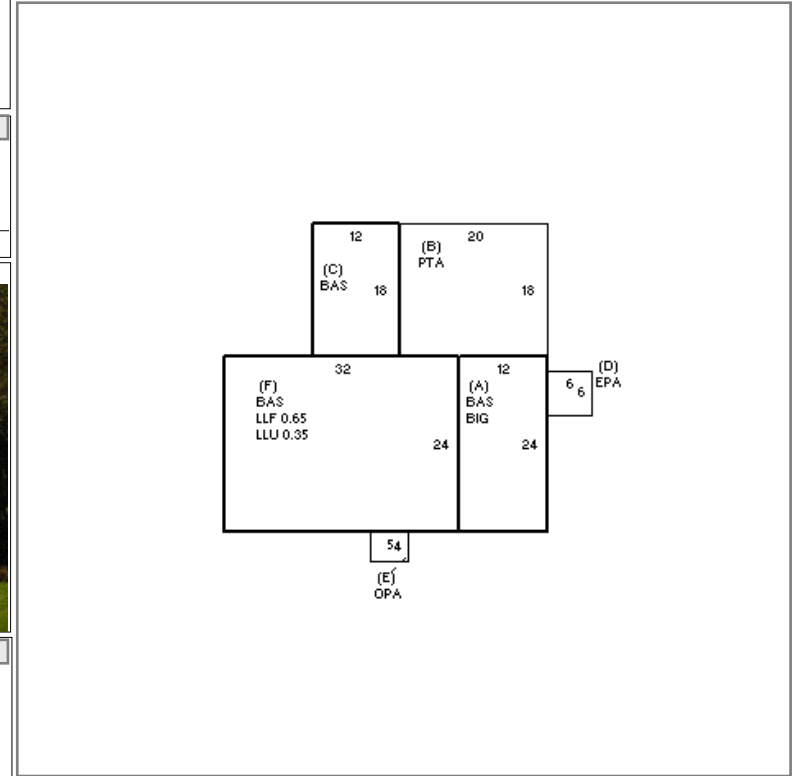
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,300	SC 1.00	100	1.00	396,000	1.76	100	1.00	R04	0.90	341,650

TOTAL	21,300 SF	ZONING	FRNT	129	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE IN M49. . . .	LAND	341,700	327,900		
Infl1	FACTOR 100		BUILDING	277,000	246,400		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	618,700	574,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 FR-G TO AVE



BUILDING	CD	ADJ	DESC	MEASURE	8/2/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/2/2010	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%]			

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,771	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	288		52.22	15,038
\$NLA(RCN)	\$214	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	PTA	N	PATIO	360		14.90	5,364
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,272	1962	200.89	255,535
				ROOF COVER	1	ASPH SHINGLES	1.00	D	EPA	N	ENCLOSED PORCH	36		90.19	3,247
				FLOOR COVER	99	N/A	1.00	E	OPA	N	OPEN PORCH	20		51.50	1,030
				INT FINISH	99	N/A	1.00	F	LLU	N	LOWER LEVEL UNF	269		58.32	15,689
				HEATING/COOLING	1	FORCED AIR	1.00	F	LLF	L	LOWER LEVEL FIN	499	1962	138.57	69,145
				FUEL SOURCE	99	N/A	1.00	F	F12	O	FPL 1S 2OP	1		10,347.00	10,347

TOTAL RCN	379,395	CONDITION ELEM	CD
		EXTERIOR	
		INTERIOR	
		KITCHEN	
		BATHS	
		HEAT	
		ELECT	
		EFF.YR/AGE	1980 / 42
		COND	27 27 %
		FUNC	0
		ECON	0
		DEPR	27 % GD 73
		RCNLD	\$277,000