Key: 9622

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,245

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCKENNA GEORGE V & CLAUDIA A TRUSTEES **13 WHEELER AV** **SCITUATE, MA 02066**	**28-1A-7-F**	**13 WHEELER AV**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCKENNA GEORGE V & CLAUDI	02/12/2010	F	1	38237-154
MCKENNA GEORGE	03/24/1991	QS		10842-211
MCKENNA GEORGE V JR	03/21/1991	QS	65,000	10196-165

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

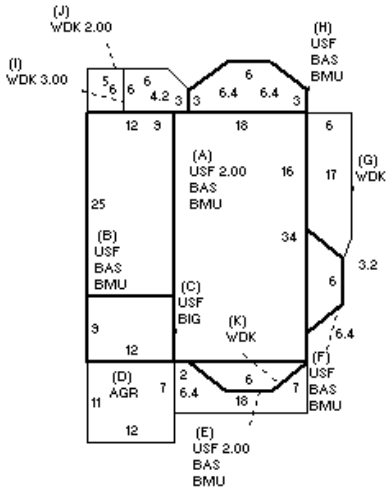
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		4	DEMO		05/09/2016	SJ	100	100
15-421	07/13/2015	1	NEW CONST	346,000	05/09/2016	SJ	100	50
15-421	07/13/2015	1	NEW CONST	346,000	05/22/2017	SJ	100	60
15-421	07/13/2015	1	NEW CONST	346,000	05/10/2018	JD	100	100
		2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,229	NS 1.00	100 1.00	100 1.00	748,000	4.87	100 1.00	WV4 1.70			603,990

TOTAL	7,229 SF	ZONING		FRNT	71
Ngh	NO. SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	604,000	549,100
BUILDING	853,900	767,600
DETACHED	0	0
OTHER	0	0
TOTAL	**1,457,900**	**1,316,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/31/2018

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	20	1.35	NEW STYLE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/9/2016	SJ
LIST		
REVIEW		

BLDG COMMENTS

generator

YEAR BLT	2016	SIZE ADJ	1.000
NET AREA	2,960	DETAIL ADJ	1.390
$NLA(RCN)	$307	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$9,786
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,098		50.52	55,475
+	BAS	L	BASE AREA	1,098	2016	289.76	318,156
+	USF	L	UPPER STORY FIN	1,862	2016	263.51	490,647
C	BIG	N	BUILT-IN GARAGE	108		85.70	9,255
D	AGR	N	ATT GARAGE	132		61.66	8,139
+	WDK	N	WOOD DECK	401		42.24	16,938

TOTAL RCN	908,397

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2016 / 6	
COND	6 6 %	
FUNC	0	
ECON	0	
DEPR	6	% GD 94
RCNLD		$853,900