

Key: 9666

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.284

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCGOWAN CHARLES E JR & JOANNA M 52 HIGHLAND CROSSING SCITUATE, MA 02066				17-4-15-H				52 HIGHLAND CROSSING			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCGOWAN CHARLES E JR				03/30/1993	D	95,000	11737-52				
LIVINGSTONE RAYMOND J II				06/15/1989	XX		9193-231				

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	%
		6	CYCL GROWTH		06/17/2005		100	100

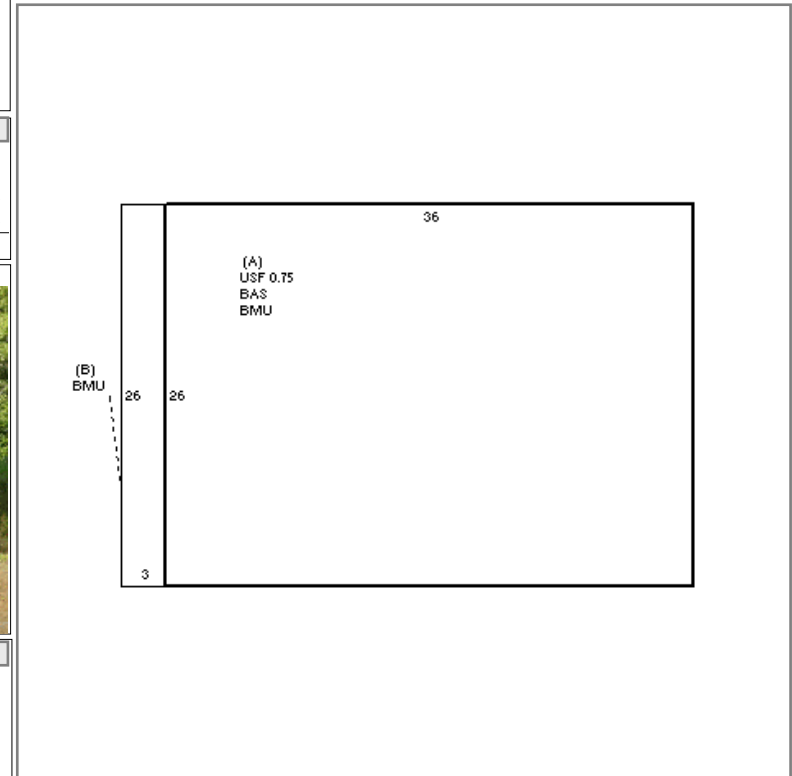
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,000	WS 1.00	100	1.00	100	1.00	440,000	1.87	100	1.00	R04 1.00	377,740

TOTAL	20,000 SF	ZONING	FRNT	107	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	377,700	343,400
Inf1	FACTOR 100		BUILDING	385,900	343,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	763,600	686,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/5/2011	PL
MODEL	1		RESIDENTIAL	LIST	5/5/2011	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/2/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	488,541
NET AREA	1,638	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,014		51.68	52,405		
\$NLA(RCN)	\$298	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	936	1992	263.94	247,052		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	702	1992	240.03	168,500		
				ROOF COVER	1	ASPH SHINGLES	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480		
				FLOOR COVER	13	COMB	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063		
				INT FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	11	HW/COOL AIR	1.04										
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	2000 / 22
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	21 % GD 79
																RCNLD	\$385,900

INDING