

Key: 993

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 946

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCGONIGLE MICHAEL B 34 ABERDEEN DR SCITUATE, MA 02066				26-5-22-0				34 ABERDEEN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCGONIGLE MICHAEL B				01/24/2014	O	370,000	44027-145				
MANSFIELD ANDREW				01/14/2005	H	390,000	29841-263				
LIND J R, J W, & SHORT MA				12/29/2003	F	27293-6					

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	%
18-1	01/02/2018	1	NEW CONST	279,000	05/10/2018	JD	100	50
18-1	01/02/2018	1	NEW CONST	279,000	11/07/2018	JD	100	80
18-1	01/02/2018	1	NEW CONST	279,000	04/18/2019	JD	100	100
17-770	12/05/2017	1	NEW CONST	14,250	05/10/2018	JD	100	100
17-691	10/27/2017	4	DEMO	1,600	05/10/2018	JD	100	100

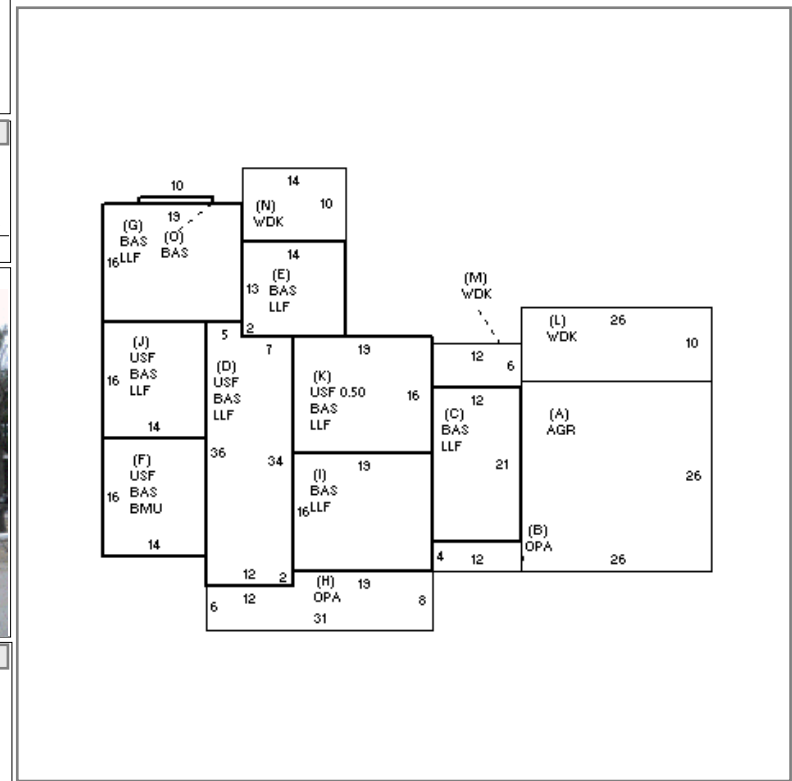
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,397	SC	1.00	100	1.00	100	1.00	R04	0.90		355,040

TOTAL	32,397 SF	ZONING	FRNT	130	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	355,000	340,700		
Inf1	FACTOR 100		BUILDING	1,415,300	1,273,300		
Inf2	PHY 100		DETACHED	12,100	11,000		
			OTHER	0	0		
			TOTAL	1,782,400	1,625,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
S/V	A	1.00	SV 1.00	GUNITE/STEEL	1984	11,000	1.10	12,100



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	4/18/2019	JD
MODEL	1		RESIDENTIAL	LIST	4/18/2019	JD
STYLE	20	1.35	NEW STYLE [100%]	REVIEW		
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	5,228	DETAIL ADJ	1.390	FOUNDATION	4	CONT BSMT WALL	1.00	A	AGR	N	ATT GARAGE	676		49.48	33,449
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	OPA	N	OPEN PORCH	272		61.80	16,810
				ROOF SHAPE	1	GABLE	1.00	+	LLF	L	LOWER LEVEL FIN	1,988	2018	205.42	408,376
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,018	2018	270.83	275,708
				FLOOR COVER	12	COMB	1.00	F	BMU	N	BSMT UNFINISHED	224		75.78	16,975
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	472		46.08	21,750
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	BAS	L	BASE AREA	2,222	2018	297.82	661,751
				FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		8,737.20	8,737
									GFP	O	GAS FIREPLACE	1		6,667.20	6,667

TOTAL RCN	1,474,242
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2018 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$1,415,300