Key: 10734

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,383

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHERMAN ELIZABETH S/O SHERMAN DONNA A. TR. 315 CENTRAL AV SCITUATE, MA 02066	69-2-17-0	315 CENTRAL AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHERMAN DONNA A. TR.	08/30/2023	F	1	(135813)
SHERMAN ELIZABETH	04/22/1964	QS		(35205)
KILEY ETHEL F	01/01/1959	XX		(26754)

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

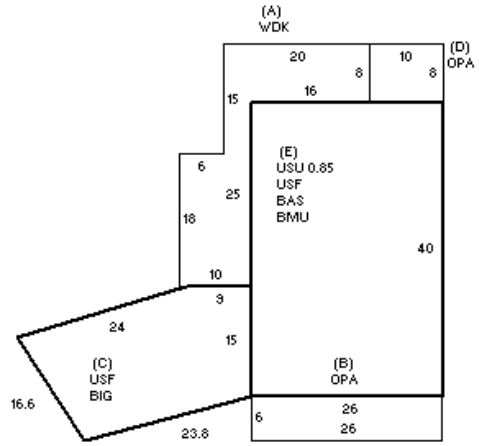
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		4	DEMO		09/06/2012	SJ	100	100
11-542	09/06/2011	1	NEW CONST	292,000	09/06/2012	SJ	100	100
11-542	09/06/2011	3	ALTERATIONS	292,000	09/03/2013	SJ	100	100
11-542	09/06/2011	1	NEW CONST	292,000	09/06/2012	SJ	100	85
11-542	09/06/2011	1	NEW CONST	292,000	08/29/2018	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,819	HUM 1.00	100 1.00	100 1.00	550,000	2.83	100 1.00	RV3 1.25			457,990

TOTAL	12,807 SF	ZONING		FRNT	91
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	458,000	416,400
BUILDING	627,500	589,100
DETACHED	0	0
OTHER	0	0
TOTAL	**1,085,500**	**1,005,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/25/2016

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/6/2011	SJ
LIST	9/6/2011	EST
REVIEW	8/29/2018	JD

YEAR BLT	2012	SIZE ADJ	1.000
NET AREA	2,540	DETAIL ADJ	1.030
$NLA(RCN)	$274	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	$8,158
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	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
A	WDK	N	WOOD DECK	368		42.24	15,544
+	OPA	N	OPEN PORCH	236		56.65	13,369
C	BIG	N	BUILT-IN GARAGE	460		51.06	23,489
+	USF	L	UPPER STORY FIN	1,500	2012	191.78	287,676
E	BMU	N	BSMT UNFINISHED	1,040		51.31	53,364
E	BAS	L	BASE AREA	1,040	2012	210.89	219,328
E	USU	N	UPPER STORY UNF	884		84.54	74,731
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUT DOOR SHOWER	1		1,520.20	1,520

TOTAL RCN	697,180

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2012 / 10		
COND	10	10 %	
FUNC	0		
ECON	0		
DEPR	10	% GD	90
RCNLD			$627,500