

Key: 10935

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.451

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CURRENT OWNER				PARCEL ID				LOCATION				
DEVLIN GREGORY & MEGHAN 6 PERSIMMON DR SCITUATE, MA 02066				34-31-27-1				6 PERSIMMON DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DEVLIN GREGORY & MEGHAN				09/17/2020	QS	750,000	53451-228					
HALL RICHARD H & SUSAN C				01/15/2010	QS	535,000	38142-236					
BANAS SHERYL A				06/17/2004	H	1	28457-94					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	OS 1.00	100	1.00	501,600	1.00	95	0.95	R05	1.20	460,610
300	A	6,502	OS 1.00	100	1.00	7,128	0.78	W30	0.30	R05	1.20	36,170

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TOTAL	7.420 Acres	ZONING	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	INFL3=EASEMENT		LAND	496,800	453,400
Infl1	FACTOR 100		BUILDING	456,100	426,900		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	952,900	880,300		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
MEASURE	7/11/2022	JD
LIST	7/11/2022	EST
REVIEW	3/1/2011	ER
NOT IN MLS		

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BUILDING	CD	ADJ	DESC	MEASURE	7/11/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/11/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/1/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	592,369		
NET AREA	2,091	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	328		52.89	17,347	CONDITION ELEM	CD		
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	608		74.24	45,139	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	468		40.70	19,048	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,083	1996	226.42	245,210	KITCHEN	A		
				FLOOR COVER	13	COMB	1.00	+	OPA	N	OPEN PORCH	148		56.65	8,384	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	480		49.00	23,518	HEAT	A		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	448		42.24	18,923	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	+	USF	L	UPPER STORY FIN	1,008	1996	205.90	207,549				
																		EFF.YR/AGE	1996 / 26
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$456,100

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 %
95-732	12/01/1995	7	OTHERS		07/11/2022	JD	100 100
		1	NEW CONST				100 100
		6	CYCL GROWTH				100 100

