

Key: 11224

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.672

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
SHEEHY LAUREL A TR & JOSEPH F TR 73 PHEASANT HILL DR SCITUATE, MA 02066				31-1-5-C				73 PHEASANT HILL DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SHEEHY LAUREL A TR & JOSEPH F & LAUREL				04/20/2016	F	100	46824-146					
HOBBBS WENDY J				06/18/2012	P	323,000	41521-199					
				06/23/2006	QS	333,333	32915-147					

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	%
12-203	04/17/2012	5	SPLIT/SUB/LA		05/01/5406	SJ	100	100
12-203	04/17/2012	1	NEW CONST	360,000	06/05/2012	SJ	100	100
12-203	04/17/2012	1	NEW CONST	360,000	05/15/2013	SJ	100	100

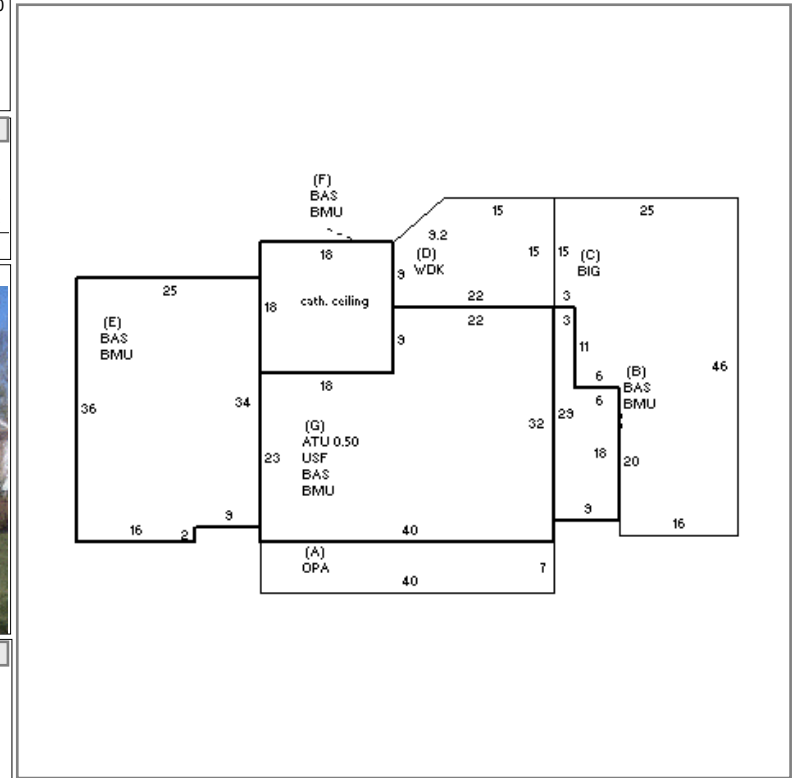
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04		404,040
300	A	2,642	WS 1.00	100	1.00	15,840	1.00	80	0.80	R04		41,850

TOTAL	3.560 Acres	ZONING	W. SCITUATE	FRNT	102	ASSESSED	445,900	CURRENT	1,093,200	PREVIOUS	1,021,200
Ngh	W. SCITUATE	N O T E . . SEPTIC EASEMENT ON LOT .	LAND	445,900	405,000	BUILDING	1,093,200	1,021,200			
Inf1	FACTOR 100		DETACHED	2,700	0	OTHER	0	0			
Inf2	PHY 100		TOTAL	1,541,800	1,426,200						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	30 0.70 38X14		532	7.21	2,700



BLDG COMMENTS	XTRA SHOWER
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BUILDING	CD	ADJ	DESC	MEASURE	3/29/2023	JD
MODEL	1		RESIDENTIAL	LIST	3/29/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,214,717	
NET AREA	3,637	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	OPA	N	OPEN PORCH	280		72.10	20,188	CONDITION ELEM	CD	
\$NLA(RCN)	\$334	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	2,519		54.64	137,631	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,519	2012	266.58	671,527	INTERIOR	A
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	1.00	C	BIG	N	BUILT-IN GARAGE	937		56.15	52,615	KITCHEN	A	
ROOMS	9	1.00	FLOOR COVER	1	HARDWOOD	1.00	1.00	D	WDK	N	WOOD DECK	309		53.76	16,612	BATHS	A	
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	1.00	G	USF	L	UPPER STORY FIN	1,118	2012	242.43	271,037	HEAT	A	
BATHROOMS	3	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	1.03	G	ATU	N	ATTIC UNF	559		51.80	28,956	ELECT	A	
# 1/2 BATHS	2	1.00	FUEL SOURCE	2	GAS	1.00	1.00											
TOT FIXTURES	14	\$16,150																
# UNITS	0	1.00																

EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$1,093,200