

Key: 1269

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.215

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FLAHERTY MATTHEW R 26 COLONIAL WAY SCITUATE, MA 02066				48-1-36-C				26 COLONIAL WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLAHERTY MATTHEW R				01/06/2021	QS	675,000	54140-212				
HARBOUR CAROLYN H TRUSTEE				08/16/2002	QS	1 22647-345					
HARBOUR GAIL W & CAROLYN				01/01/1973	XX	3799-457					

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	%
21-1263	09/15/2021	2	ADDITIONS	11,400	07/20/2022	JD	100	100
21-54	01/21/2021	3	ALTERATIONS	30,000	08/09/2021	JD	100	100

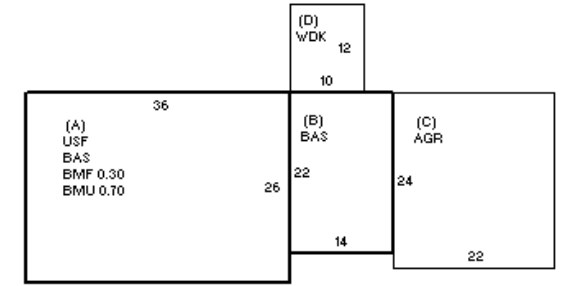
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90	363,640
300	A	0.092	SC 1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	1,640

TOTAL	1.010 Acres	ZONING		FRNT	14	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	365,300	350,600		
Infl1	FACTOR 100		BUILDING	350,300	329,300			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	715,600	679,900		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/9/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/9/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/20/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

INDING

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	2,180	DETAIL ADJ	1.020
\$NLA(RCN)	\$236	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,896	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	655		48.08	31,491
A	BMF	N	BSMT FINISH-SEP	281		67.49	18,965
A	USF	L	UPPER STORY FIN	936	1966	184.00	172,222
+	BAS	L	BASE AREA	1,244	1966	202.33	251,699
C	AGR	N	ATT GARAGE	528		43.53	22,982
D	WDK	N	WOOD DECK	120		38.40	4,608
F21	O		FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	515,102
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$350,300