

Key: 1404

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.352

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DEMELLO SHAWN & BETH 1 SHERMAN DR SCITUATE, MA 02066				48-4-1-0				1 SHERMAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DEMELLO SHAWN & BETH				12/08/2014	QS	546,000	(121339)				
LARSEN JAMES & LILIANE M				07/06/2004	A	1	(105650)				
PARENTEAU LILIANE M				04/07/2003	A	1	(103093)				

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 %
20-384	07/02/2020	7	OTHERS		07/21/2022	JD	100 100
00-194	05/10/2000	2	ADDITIONS	7,000	08/11/2021	JD	100 100
		3	ALTERATIONS				100 100
		6	CYCL GROWTH				100 100

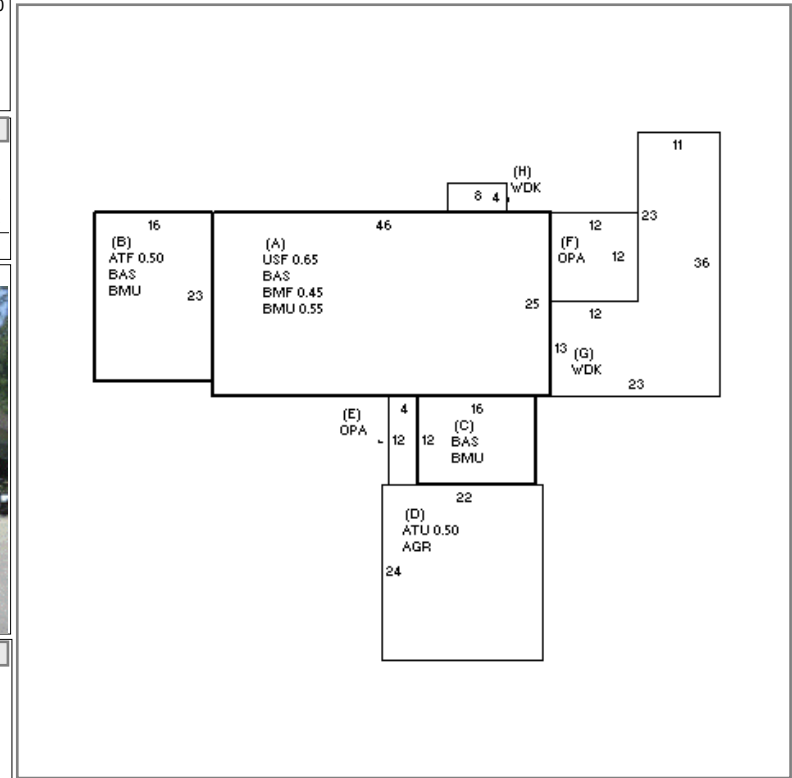
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90	363,640
300	A	0.532	SC 1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	9,480

TOTAL	1.450 Acres	ZONING	SCITUATE	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	373,100	358,500			
Inf1	FACTOR 100		BUILDING	616,600	555,800			
Inf2	PHY 100		DETACHED	6,600	6,300			
			OTHER	0	0			
			TOTAL	996,300	920,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APR	A	1.00	10 0.90 14X26	2021	364	20.20	6,600



BUILDING	CD	ADJ	DESC	MEASURE	7/21/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/21/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/18/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	2,642	DETAIL ADJ	1.144
\$NLA(RCN)	\$299	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	11	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	\$11,074
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,193		45.71	54,529
A	BMF	N	BSMT FINISH-SEP	518		64.17	33,238
+	BAS	L	BASE AREA	1,710	1987	242.19	414,149
A	USF	L	UPPER STORY FIN	748	1987	220.25	164,746
B	ATF	L	ATTIC FINISH	184	1987	156.48	28,793
D	AGR	N	ATT GARAGE	528		47.88	25,280
D	ATU	N	ATTIC UNF	264		40.70	10,745
+	OPA	N	OPEN PORCH	192		56.65	10,877
+	WDK	N	WOOD DECK	584		42.24	24,669
F22	O		FPL 2S 2OP	1		12,435.50	12,436

TOTAL RCN	790,534
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$616,600