

Key: 1417

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.364

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SANTOS JOSEPH M TR 34 SHERMAN DR SCITUATE, MA 02066				48-4-8-0				34 SHERMAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SANTOS JOSEPH M TR				04/12/2016	F	100	(123263)				
SANTOS JOSEPH & KIMBERLY				08/06/2013	QS	510,000	(119430)				
DONNELLY MARY F				02/08/2008	F	-100	(111614)				

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	%
18-636	08/18/2018	2	ADDITIONS	79,000	08/20/2019	JD	100	80
18-636	08/18/2018	2	ADDITIONS	79,000	07/21/2020	JD	100	80
18-636	08/18/2018	2	ADDITIONS	79,000	03/17/2021	JD	100	95
18-636	08/18/2018	2	ADDITIONS	79,000	07/21/2022	JD	100	95

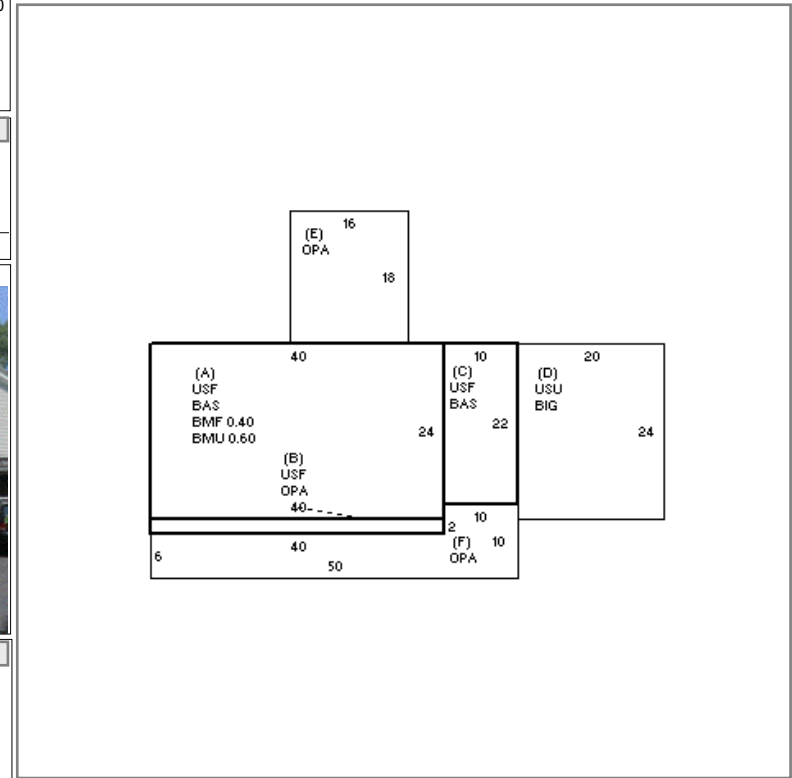
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90	363,640
300	A	0.162	SC 1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	2,890

TOTAL	1.080 Acres	ZONING	FRNT	27	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	366,500	351,900		
Inf1	FACTOR 100		BUILDING	587,700	551,100		
Inf2	PHY 100		DETACHED	2,700	2,500		
			OTHER	0	0		
			TOTAL	956,900	905,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 10 0.90	20X10		200	14.75	2,700



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/21/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/21/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/22/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,440	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	576		52.47	30,223
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	384		73.66	28,284
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,260	1968	193.79	244,180
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	708		56.65	40,108
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,180	1968	213.10	251,461
				INT FINISH	2	DRYWALL	1.00	D	BIG	N	BUILT-IN GARAGE	480		49.97	23,988
				HEATING/COOLING	2	HOT WATER	1.02	D	USU	N	UPPER STORY UNF	480		85.42	41,003
				FUEL SOURCE	2	GAS	1.00	F21	O		FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	675,490
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2009 / 13
COND	13 13%
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$587,700