

Key: 1423

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.370

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
BRADY KEVIN M & BRIANNE M 18 SHERMAN DR SCITUATE, MA 02066		48-4-11-0		18 SHERMAN DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BRADY KEVIN M & BRIANNE M		03/30/2018	QS	770,000	(126582)
HORAN TIMOTHY J & COLLEEN		05/12/1998	A	287,100	(93311)
HORAN JAMES L & ARLENE R		07/25/1996	F	100	(89945)

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 %
16-702	11/09/2016	3	ALTERATIONS	25,157	08/03/2017	SJ	100 100
89-548	09/23/1989	2	ADDITIONS				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	0.009	SC 1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	160

TOTAL	40,400 SF	ZONING	NOTED	FRNT	178	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	.....	LAND	363,800	349,100		
Infl1	FACTOR 100		BUILDING	659,800	619,300			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>				<b>TOTAL</b>	<b>1,023,600</b>	<b>968,400</b>		

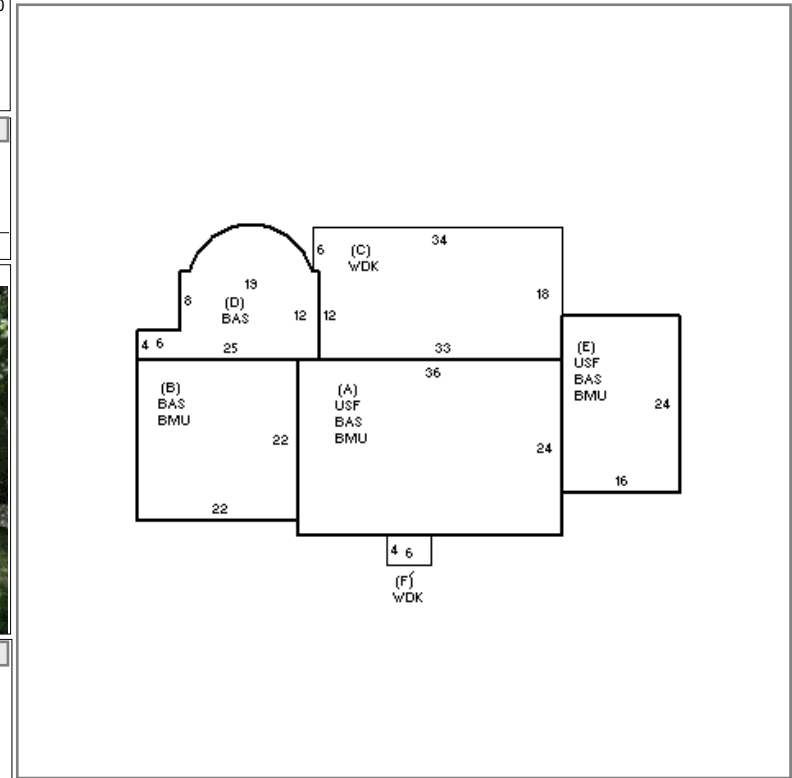
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/11/2019



BLDG COMMENTS  
OTHER FIX=SINK.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/13/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/13/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/11/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	3,314	DETAIL ADJ	1.040
\$NLA(RCN)	\$249	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	10	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	10	\$9,152	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,732		45.62	79,005
+	USF	L	UPPER STORY FIN	1,248	1970	194.30	242,492
+	WDK	N	WOOD DECK	624		42.24	26,358
+	BAS	L	BASE AREA	2,066	1970	213.66	441,429
	BMG	O	BSMT GARAGE	2		2,740.10	5,480
	F11	O	FPL 1S 1OP	1		8,009.10	8,009
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	GEN	O	GENERATOR	1		0.00	
	HTB	O	HOT TUB	1		3,793.90	3,794

TOTAL RCN	824,782
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	2002 / 20
COND	18 18%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$659,800