

Key: 1657

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.599

LEGAL

LAND

DETACHED

BUILDING

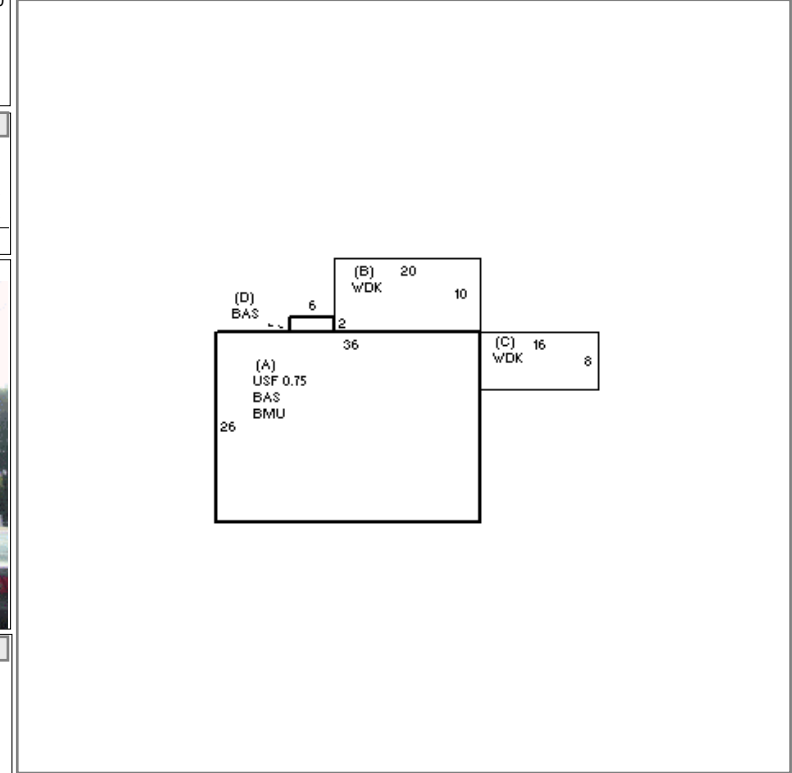
| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|----|---------------|--------------|
| MERRITT MICHAEL S & MARY L 104 SUMMER STREET SCITUATE, MA 02066 | | 17-4-19-B | | 104 SUMMER ST | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| MERRITT MICHAEL S & MARY | | 01/27/1989 | A | 54,500 | 8960-90 |
| MERRITT STANTON ESTATE OF | | 01/26/1989 | A | 54,500 | 8960-90 |
| MERRITT STANTON R | | 05/17/1984 | XX | 5643-361 | |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|--------|------------|---------------|-------------|--------|------------|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | % |
| 23-233 | 03/20/2023 | 2 | ADDITIONS | 37,500 | 05/16/2023 | NC | 10 |
| 96-341 | 07/29/2006 | 3 | ALTERATIONS | | | | 100 |
| 91-27 | 01/01/1991 | 7 | OTHERS | | | | 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 | 374,000 | 1.00 | 100 | 1.00 | R03 | 0.85 | 343,430 |
| 300 | A | 0.075 | WS 1.00 | 100 | 1.00 | 16,830 | 1.00 | 100 | 1.00 | R03 | 0.85 | 1,260 |

| TOTAL | 43,247 SF | ZONING | FRNT | 275 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|----------|---------|----------|
| Ngh | W. SCITUATE | NOTE | | | LAND | 344,700 | 313,400 |
| Inf1 | FACTOR 100 | | BUILDING | 338,200 | 300,800 | | |
| Inf2 | PHY 100 | | DETACHED | 3,500 | 900 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 686,400 | 615,100 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|------------------|------|-------|-----------|-------|
| S/V | A | 1.00 | SV 1.00 SHED | | 400 | 1.10 | 400 |
| S/V | A | 1.00 | SV 1.00 SHED | | 500 | 1.10 | 600 |
| DGF | A | 1.00 | 90 0.10 UC 24X24 | 2023 | 576 | 44.24 | 2,500 |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/14/2011 | PL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/14/2011 | EST |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 6/27/2023 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1985 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 439,209 | | |
|--------------|-------|------------|---------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,650 | DETAIL ADJ | 1.111 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 936 | | 48.08 | 45,001 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$266 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | USF | L | UPPER STORY FIN | 702 | 1985 | 211.49 | 148,464 | EXTERIOR | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 328 | | 38.40 | 12,595 | INTERIOR | | | |
| | | | | ROOF COVER | 2 | WOOD SHINGLES | 1.01 | + | BAS | L | BASE AREA | 948 | 1985 | 232.56 | 220,466 | KITCHEN | | | |
| | | | | FLOOR COVER | 12 | COMB | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 | BATHS | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT | | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | ELECT | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | | EFF.YR/AGE | 1995 / 27 |
| STORIES | | 1.75 | 1.00 | | | | | | | | | | | | | | | COND | 23 23 % |
| ROOMS | | 6 | 1.00 | | | | | | | | | | | | | | | FUNC | 0 |
| BEDROOMS | | 3 | 1.00 | | | | | | | | | | | | | | | ECON | 0 |
| BATHROOMS | | 1 | 1.00 | | | | | | | | | | | | | | | DEPR | 23 % GD 77 |
| # 1/2 BATHS | | 1 | 1.00 | | | | | | | | | | | | | | | RCNLD | \$338,200 |
| TOT FIXTURES | | 5 | \$4,444 | | | | | | | | | | | | | | | | |
| # UNITS | | 1 | 1.00 | | | | | | | | | | | | | | | | |