

Key: 1905

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.832

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
DEVLIN NATHANIAL J & SHEELAGH C 48 PHEASANT HILL DR SCITUATE, MA 02066		31-1-50-L		48 PHEASANT HILL DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		11/17/2021	V	1,500,000	(133043)
		07/12/2005	P	414,375	(107613)
		01/01/1962	QS		31067-

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	%
05-274	06/02/2005	1	NEW CONST	340,000	09/07/2006	SJ	100	100

LAND

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	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.008	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	160

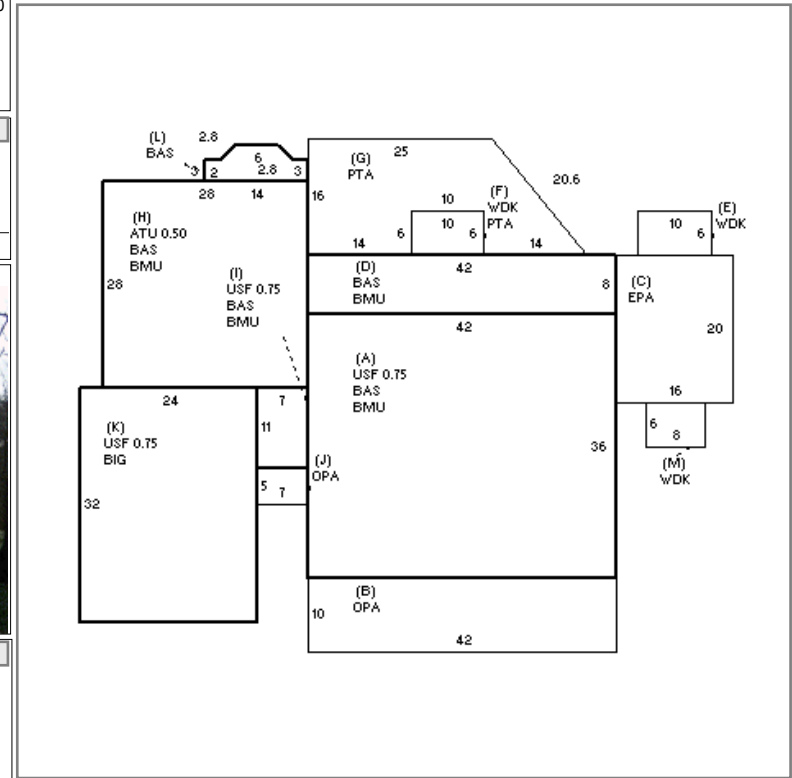
TOTAL	40,367 SF	ZONING	FRNT	161	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,200	367,500
Inf1	FACTOR 100		LAND BUILDING	1,346,800	1,125,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,751,000	1,493,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/04/2006



BLDG COMMENTS
OTHER FIX=SHOWER



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/6/2013	SJ
MODEL	1		RESIDENTIAL	LIST	3/6/2013	SJ
STYLE	4	1.10	CAPE [100%]	REVIEW	3/24/2011	KT
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,603,351
NET AREA	4,535	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,709		54.11	146,576		
\$NLA(RCN)	\$354	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,768	2006	263.43	465,742		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	455		72.10	32,806		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	320		126.28	40,410		
				FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	168		53.76	9,031		
				INT FINISH	2	DRYWALL	1.00	+	PTA	N	PATIO	504		20.86	10,514		
				HEATING/COOLING	11	HW/COOL AIR	1.04	H	ATU	N	ATTIC UNF	392		51.80	20,306		
				FUEL SOURCE	99	N/A	1.00	K	BIG	N	BUILT-IN GARAGE	768		64.49	49,525		
								+	BAS	L	BASE AREA	2,767	2006	289.68	801,532		
									F21	O	FPL 2S 1OP	1		11,534.60	11,535		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2006 / 16
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$1,346,800