

Key: 2523

### Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.433

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SHEERIN DOUGLAS E TR PO BOX 67 QUINCY, MA 02171				5-3-36-0				109 GLADES RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHEERIN DOUGLAS E TR				07/08/2022	F	100	57005-190				
SHEERIN DOUGLAS E SR				11/07/2017	U	200,000	49150-347				
MONAHAN SUSAN				03/07/1994	D	138,375	12710-123				

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	%
21-1408	11/09/2021	3	ALTERATIONS	10,000	05/19/2022	JD	100	100

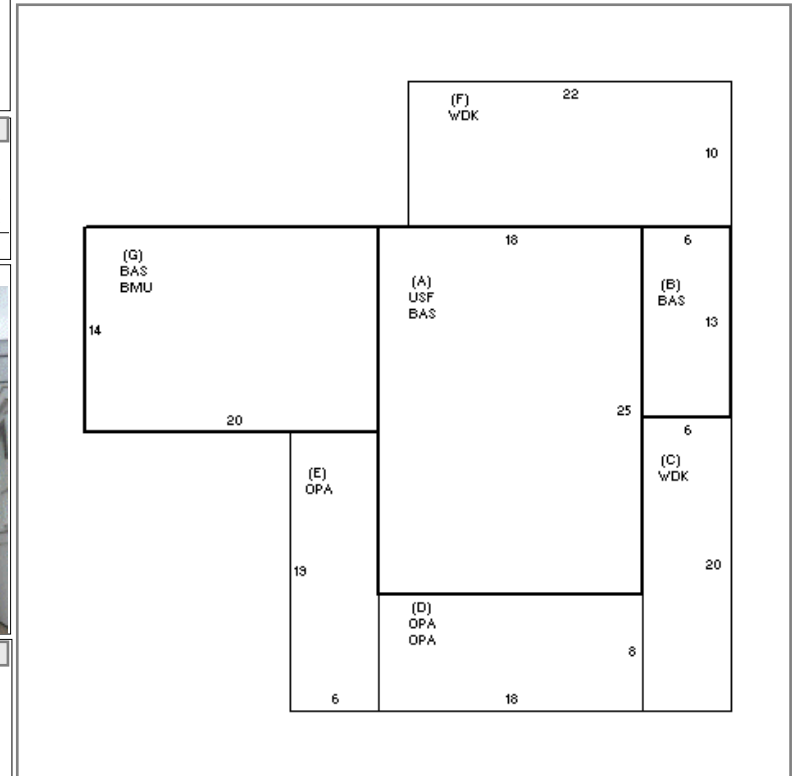
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,800	MB 1.00	100 1.00	100 1.00	748,000	7.20	100 1.00	V12 1.70			593,070

TOTAL	4,800 SF	ZONING	FRNT	61	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E . . . 2.			LAND	593,100	539,200
Inf1	FACTOR 100		BUILDING	248,600	221,000		
Inf2	PHY 100		DETACHED	9,900	9,000		
			OTHER	0	0		
					TOTAL	851,600	769,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00	1940	9,000	1.10	9,900



BUILDING	CD	ADJ	DESC	MEASURE	5/19/2022	JD
MODEL	1		RESIDENTIAL	LIST	5/19/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/29/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	388,395
NET AREA	1,258	DETAIL ADJ	1.198	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	808	1935	267.69	216,294	CONDITION ELEM	CD
\$NLA(RCN)	\$309	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	450	1935	243.44	109,546	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	340	38.40	13,056	INTERIOR	A
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	402	51.50	20,703	KITCHEN	A		
ROOMS	7	1.00	FLOOR COVER	24	COMB	1.00	G	BMU	N	BSMT UNFINISHED	280	63.15	17,682	BATHS	A		
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1	8,239.00	8,239	HEAT	A		
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02								ELECT	A		
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00											
TOT FIXTURES	3	\$2,875															
# UNITS	1	1.00															
																EFF.YR/AGE	1968 / 54
																COND	36 36%
																FUNC	0
																ECON	0
																DEPR	36 % GD 64
																RCNLD	\$248,600