Key: **266**

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 254

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DEMERS JOHN R & CATHERINE M **41 SUMMER STREET** **SCITUATE, MA 02066**	**17-2-A-0**	**41 SUMMER ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DEMERS JOHN R & CATHERINE	08/11/1999	QS	254,500	17755-205
SULLIVAN RICHARD A	01/01/1974	XX		3908-456
BURDINE WILLIAM S & JUDIT	01/01/1972	XX		3674-637

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	%
90-296	06/01/1990	3	ALTERATIONS				100	100
09-421		3	ALTERATIONS				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	WS	1.00	100	1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85			343,430
300	A	0.001	WS	1.00	100	1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85			20

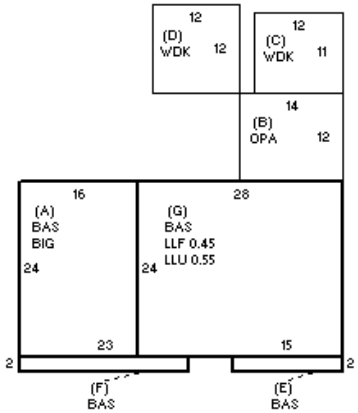
TOTAL	40,053 SF	ZONING		FRNT	187
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	343,500	312,200
BUILDING	253,900	225,900
DETACHED	0	0
OTHER	0	0
TOTAL	**597,400**	**538,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/12/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/16/2010	PL
LIST	7/16/2010	EST
REVIEW	3/7/2011	KT

BLDG COMMENTS

YEAR BLT	1967	SIZE ADJ	1.000
NET AREA	1,434	DETAIL ADJ	0.990
$NLA(RCN)	$239	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,960
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	384		46.98	18,039
B	OPA	N	OPEN PORCH	168		51.50	8,652
+	WDK	N	WOOD DECK	276		38.40	10,598
+	BAS	L	BASE AREA	1,132	1967	203.47	230,333
G	LLU	N	LOWER LEVEL UNF	370		59.07	21,857
G	LLF	L	LOWER LEVEL FIN	302	1967	140.35	42,385
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	343,105
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$253,900