

Key: 3477

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.342

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| KIERNAN JOHN & MEGAN S/O LYNCH DAVID M 18 SIXTH AV SCITUATE, MA 02066 | | | | 34-4-8-0 | | | | 18 SIXTH AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| LYNCH DAVID M | | | | 09/08/2023 | QS | 1,050,000 | (135870) | | | | |
| KIERNAN JOHN & MEGAN | | | | 02/10/2021 | QS | 805,000 | (131539) | | | | |
| TUCCIARONE MICHAEL & | | | | 04/15/2016 | QS | 540,000 | (123276) | | | | |

| 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 % |
| 18-255 | 05/02/2018 | 6 | CYCL GROWTH | 14,900 | 06/14/2018 | JD | 100 100 |
| SS17-14 | | 5 | SPLIT/SUB/LA | | 04/25/2016 | SJ | 100 100 |
| 07-618 | 10/01/2007 | 2 | ADDITIONS | 10,000 | 06/30/2008 | SJ | 100 100 |
| 93-229 | 05/04/1993 | 2 | ADDITIONS | | | | 100 100 |
| 91-773 | 11/26/1991 | 3 | ALTERATIONS | | | | 100 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 11,377 | OS 1.00 | 100 | 1.00 | 440,000 | 3.17 | 100 | 1.00 | R08 | 1.00 | 363,810 |

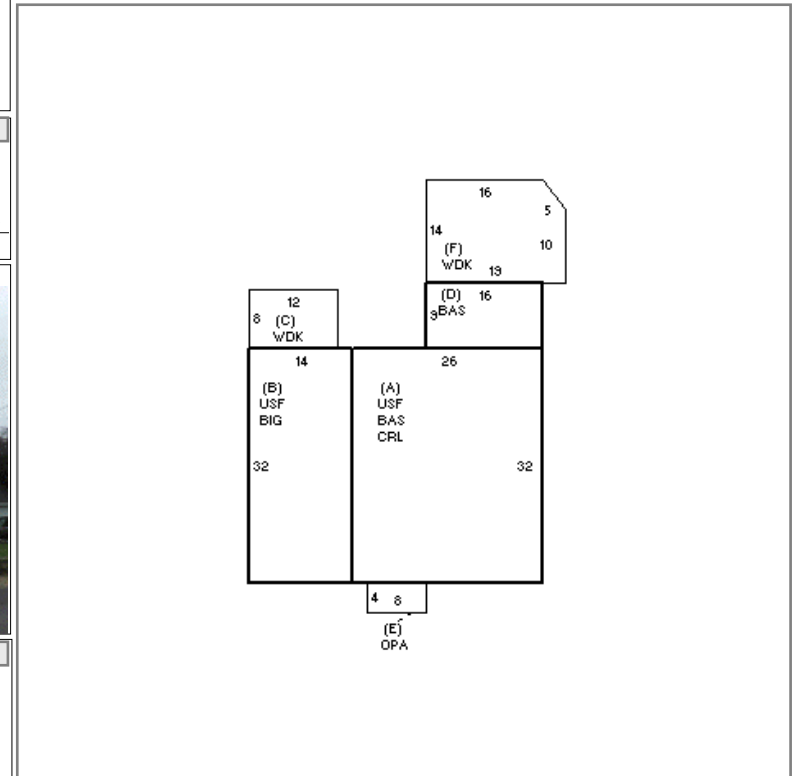
| TOTAL | 11,377 SF | ZONING | N COMB. WITH 34-4-9 | FRNT | 61 | ASSESSED | LAND 363,800 | CURRENT | 363,800 | PREVIOUS | 330,700 |
|-------|------------|--------|-----------------------------|----------|---------|----------|--------------|----------|---------|----------|---------|
| Ngh | OCEANSIDE | NOTE | | LAND | 498,000 | BUILDING | 498,000 | BUILDING | 442,900 | | |
| Inf1 | FACTOR 100 | | | DETACHED | 31,000 | DETACHED | 29,700 | | | | |
| Inf2 | PHY 100 | | | OTHER | 0 | OTHER | 0 | | | | |
| | | | | TOTAL | 892,800 | TOTAL | 803,300 | | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|------|-------|-----------|--------|
| SHF | A | 1.00 | 20 0.80 16 X 10 | | 160 | 12.89 | 1,600 |
| DGF | + | 1.10 | 20 0.80 29 X 25 | 1978 | 725 | 46.11 | 26,700 |
| PTD | A | 1.00 | 20 0.80 26 X 18 | | 468 | 7.33 | 2,700 |



| BUILDING | CD | ADJ | DESC | MEASURE | 7/5/2022 | JD |
|----------|----|------|---------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/5/2022 | EST |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 4/7/2011 | KT |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS | mls | | | | | |
|---------------|-----|--|--|--|--|--|
|---------------|-----|--|--|--|--|--|



| YEAR BLT | 1927 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 592,825 |
|--------------|-------|------------|-----------------|------------|---------------|----------------|---------|------|-----------------|------------|-----------------|-----------------|----------|-----------|---------|----------------|---------|
| NET AREA | 2,256 | DETAIL ADJ | 1.248 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | CRL | N | BSMT CRAWL | 832 | | 11.14 | 9,268 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$263 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | + | USF | L | UPPER STORY FIN | 1,280 | 1927 | 223.93 | 286,631 | EXTERIOR | A |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 3 | GAMBREL | 1.00 | B | BIG | N | BUILT-IN GARAGE | 448 | 56.63 | 25,372 | INTERIOR | V |
| STORIES | 2.5 | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | WDK | N | WOOD DECK | 356 | | 38.40 | 13,670 | KITCHEN | V | |
| ROOMS | 9 | 1.00 | FLOOR COVER | 24 | COMB | 1.00 | + | BAS | L | BASE AREA | 976 | 1927 | 246.24 | 240,332 | BATHS | V | |
| BEDROOMS | 4 | 1.00 | INT FINISH | 1 | PLASTER | 1.00 | E | OPA | N | OPEN PORCH | 32 | | 51.50 | 1,648 | BATHS | V | |
| BATHROOMS | 2 | 1.00 | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | F21 | O | FPL 2S 1OP | 1 | | | 8,239.00 | 8,239 | HEAT | U | |
| # 1/2 BATHS | 0 | 1.00 | FUEL SOURCE | 2 | GAS | 1.00 | ODS | O | OUT DOOR SHOWER | 1 | | | 1,675.00 | 1,675 | ELECT | U | |
| TOT FIXTURES | 6 | \$5,990 | | | | | | | | | | | | | | | |
| # UNITS | 1 | 1.00 | | | | | | | | | | | | | | | |

| EFF.YR/AGE | 2006 / 16 | |
|------------|-----------|---------|
| COND | 16 | 16 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 16 | % GD 84 |
| RCNLD | \$498,000 | |