

Key: 3490

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.347

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
AHERN MICHAEL 6 WESTMORELAND ST DORCHESTER, MA 02124				34-6-17-0				19 SIXTH AV				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
AHERN MICHAEL				07/17/2018	O	225,000		(127146)				
MAGLIARO CHRISTINE TR				07/17/2018	F	1		(117486)				
CONNOLLY JOHN M TR				05/25/2012	F	1		(117486)				
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,925	OS 1.00	100	1.00	440,000	5.07	100	1.00	R08	1.00	354,570

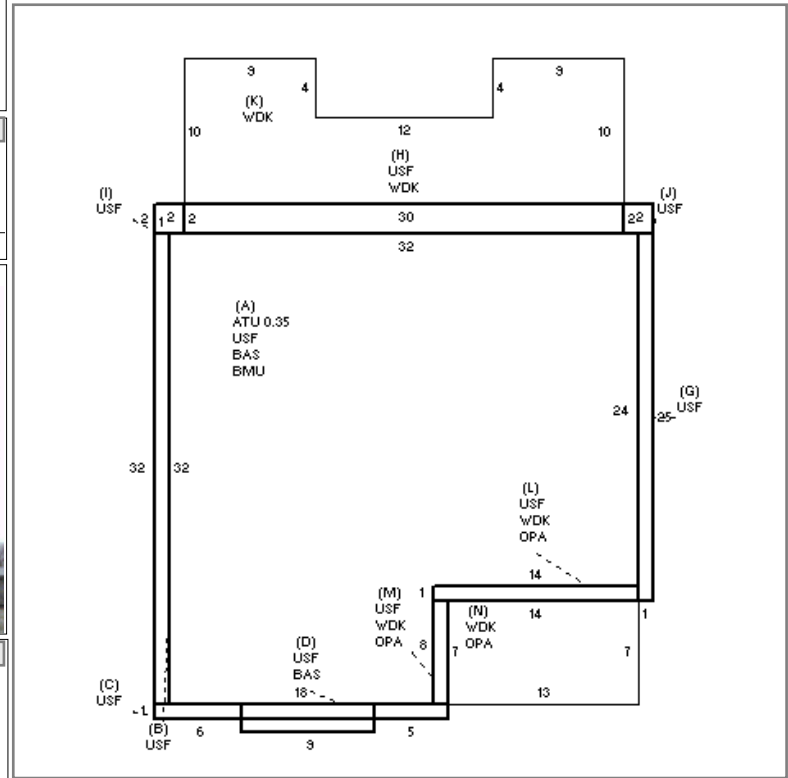
TOTAL	6,926 SF	ZONING	FRNT	54	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E			LAND	354,600	322,300
Inf1	FACTOR 100		BUILDING	515,500	465,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	218,300	196,700		
			TOTAL	1,088,400	984,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-436	04/26/2021	1	NEW CONST	93,100	04/06/2023	JD	70	70
21-436	04/26/2021	1	NEW CONST	93,100	05/12/2021	JD	100	0
21-436	04/26/2021	1	NEW CONST	93,100	04/25/2022	JD	100	70
20-420	07/23/2020	1	NEW CONST	273,600	06/17/2020	JD	100	5
20-420	07/23/2020	1	NEW CONST	273,600	04/06/2021	JD	100	40



BUILDING	CD	ADJ	DESC	MEASURE	4/7/2021	JD
MODEL	1		RESIDENTIAL	LIST	4/7/2021	JD
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	4/6/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	747,137		
NET AREA	2,008	DETAIL ADJ	1.390	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	912		58.15	53,032	CONDITION ELEM	CD		
\$NLA(RCN)	\$372	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATU	N	ATTIC UNF	319		44.40	14,164	EXTERIOR	A		
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	1,078	2021	305.37	329,185	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	930	2021	335.79	312,287	KITCHEN	A		
				FLOOR COVER			1.00	+	WDK	N	WOOD DECK	424		46.08	19,538	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	112		61.80	6,922	BATHS	A		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									HEAT	A		
				FUEL SOURCE	2	GAS	1.00									ELECT	A		
																		EFF.YR/AGE	2021 / 1
																		COND	1 1 %
																		FUNC	30 uc
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$515,500

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

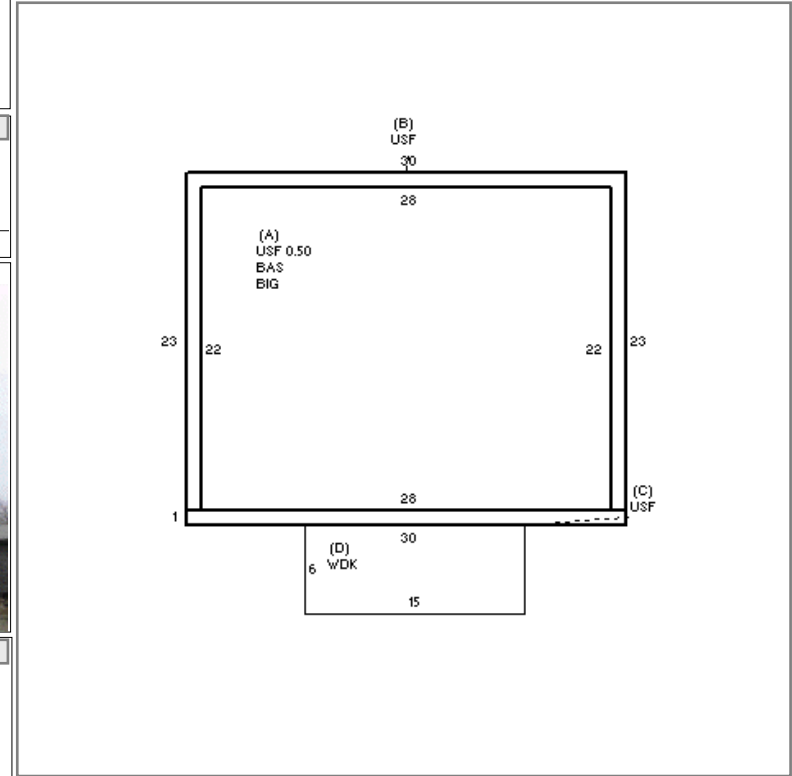
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	218,300	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/7/2021	JD
MODEL	1		RESIDENTIAL	LIST	4/7/2021	JD
STYLE	18	1.00	GAR/QTRS [100%]	REVIEW	4/25/2022	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	316,387	
NET AREA	1,028	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	616		50.43	31,067	CONDITION ELEM	CD	
\$NLA(RCN)	\$308	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	616	2021	283.82	174,834			EXTERIOR
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	412	2021	258.10	106,339	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	90		46.08	4,147	KITCHEN	A	
				FLOOR COVER	0		1.00									BATHS	A	
				INT FINISH	0		1.00									HEAT	A	
				HEATING/COOLING	0		1.00									ELECT	A	
				FUEL SOURCE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		0	1.00															
ROOMS		0	1.00															
BEDROOMS		0	1.00															
BATHROOMS		0	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		0	.00															
# UNITS		0	1.00															
EFF.YR/AGE 2021 / 1																		
COND 1 1 %																		
FUNC 30 uc																		
ECON 0																		
DEPR 31 % GD 69																		
RCNLD \$218,300																		