Key: 3491

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,349

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AHERN MICHAEL **6 WESTMORELAND ST** **DORCHESTER, MA 02124**	**34-6-18-0**	**21 SIXTH AV**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AHERN MICHAEL	09/12/2022	U	600,000	(134473)
MUZZY DONNA A & RICHARD D	01/06/2017	H	1	(97275)
TOWN OF SCITUATE	10/12/2016	E	1	(97275)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

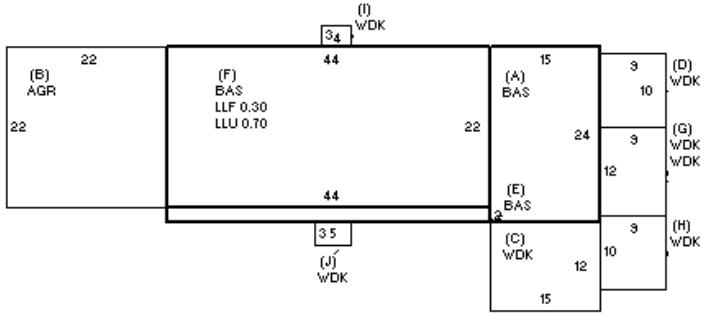
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		04/06/2023		100	100
94-478	10/03/1994	3	ALTERATIONS				100	100
94-479	10/03/1994	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,774	OS 1.00	100 1.00	100 1.00	440,000	3.33	100 1.00	R08 1.00			362,680

TOTAL	10,759 SF	ZONING		FRNT	48
Ngh	OCEANSIDE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	362,700	329,700
BUILDING	289,000	314,700
DETACHED	2,200	1,900
OTHER	0	0
TOTAL	**653,900**	**646,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60	18X18		324	11.34	2,200

PHOTO 04/06/2023

BLDG COMMENTS

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	4/6/2023	JD
LIST	4/6/2023	EST
REVIEW	4/7/2011	KT

YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	1,706	DETAIL ADJ	1.000
$NLA(RCN)	$239	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$6,400
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,416	1975	195.62	277,001
B	AGR	N	ATT GARAGE	484		44.45	21,515
+	WDK	N	WOOD DECK	603		38.40	23,155
F	LLU	N	LOWER LEVEL UNF	678		56.79	38,506
F	LLF	L	LOWER LEVEL FIN	290	1975	134.93	39,130
	ODS	O	OUT DOOR SHOWER	1		1,342.00	1,342

TOTAL RCN	407,049

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1975 / 47		
COND	29	29 %	
FUNC	0		
ECON	0		
DEPR	29	% GD	71
RCNLD			$289,000