

Key: 3521

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.380

LEGALS

LAND

DETACHED

BUILDING

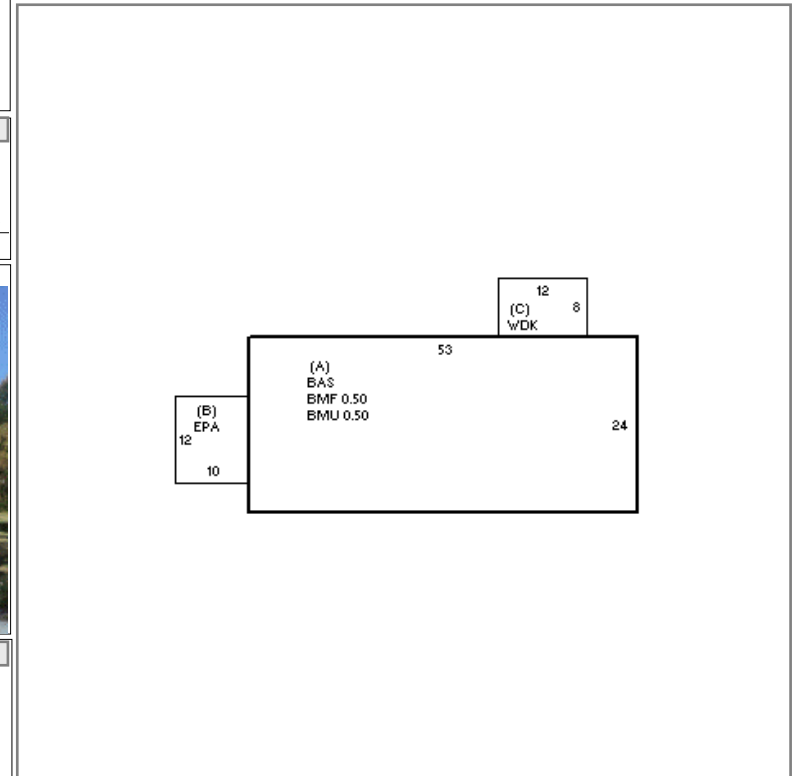
CURRENT OWNER		PARCEL ID	LOCATION			
SCHUELER RYAN N & KAREN A 18 STRAWBERRY LN SCITUATE, MA 02066		34-30-14-0	18 STRAWBERRY LN			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
SCHUELER RYAN N & KAREN A		07/15/2020	QS	585,000	53078-327	
GENTILE ELIZABETH		06/28/2018	QS	519,000	49979-60	
SULLIVAN MICHAEL P &		09/20/2013	H	325,500	43626-324	

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	%
05-813	12/07/2005	3	ALTERATIONS	8,500	07/24/2006	SJ	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,753	SC	1.00	100	1.00	100	1.00	R04	0.90		340,960

TOTAL	20,753 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	341,000	327,200
Infl1	FACTOR 100		BUILDING	273,400	243,200		
Infl2	PHY 100		DETACHED	16,100	15,300		
			OTHER	0	0		
			TOTAL	630,500	585,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 12 X 8		96	14.95	900
IPV	A	1.00	20 0.80 IPV 32 X 16		512	34.49	14,100
PTD	A	1.00	40 0.60 16 X 14		224	8.44	1,100



BUILDING	CD	ADJ	DESC	MEASURE	5/11/2014	SJ
MODEL	1		RESIDENTIAL	LIST	5/11/2014	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	9/27/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	341,695	
NET AREA	1,272	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	636		44.29	28,168	CONDITION ELEM	CD	
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	636		62.17	39,542	EXTERIOR	G	
				ROOF SHAPE	2	HIP	1.00	A	BAS	L	BASE AREA	1,272	1957	194.96	247,994	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	120		90.20	10,824	KITCHEN	V	
				FLOOR COVER	14	COMB	1.00	C	WDK	N	WOOD DECK	96		38.40	3,686	BATHS	V	
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	HEAT	U	
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	A	
				FUEL SOURCE	1	OIL	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		8	1.00															
BEDROOMS		4	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		6	\$4,200															
# UNITS		1	1.00															
EFF.YR/AGE 2002 / 20																		
COND 18 18 %																		
FUNC 0																		
ECON 0																		
DEPR 20 % GD 80																		
RCNLD \$273,400																		