Key: 3579

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,436

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RYAN MARY F & MCMANUS MICHAEL P 6 ERMINE STREET SCITUATE, MA 02066	34-19-4-0	6 ERMINE ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RYAN MARY F	06/07/1995	QS	138,500	(88107)
PAPANDREA J M & ALGER BAR	10/06/1989	XX		(C00079213)
PAPANDREA JO-ANNE	11/28/1979	QS		62881-

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

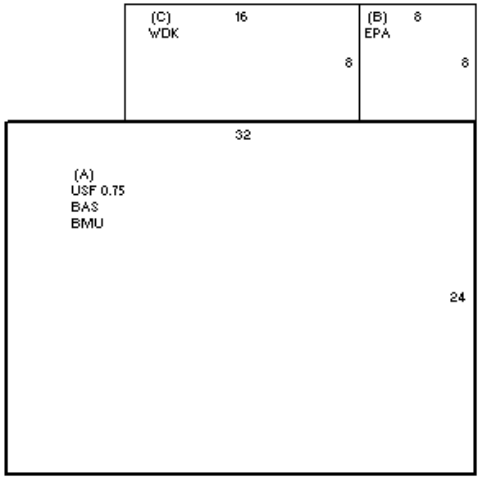
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
04-639	09/29/2004	3	ALTERATIONS	10,000	06/02/2005	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100 1.00	100 1.00	440,000	6.92	100 1.00	R03 1.00			349,460

TOTAL	5,009 SF	ZONING		FRNT	51
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	349,500	317,700
BUILDING	256,700	231,600
DETACHED	0	0
OTHER	0	0
TOTAL	**606,200**	**549,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/17/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/12/2009	PL
LIST	5/12/2009	EST
REVIEW	4/7/2011	ER

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.100
$NLA(RCN)	$277	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,640
# 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	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		51.24	39,349
A	BAS	L	BASE AREA	768	1955	241.62	185,563
A	USF	L	UPPER STORY FIN	576	1955	219.73	126,562
B	EPA	N	ENCLOSED PORCH	64		90.20	5,773
C	WDK	N	WOOD DECK	128		38.40	4,915
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	372,083
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$256,700