

Key: 3596

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.452

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SHEEHAN JAMES P 44 IRVING ROAD SCITUATE, MA 02066				34-25-21-0				44 IRVING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SHEEHAN JAMES P				07/16/1999	F	1 (95818)					
SHEEHAN JAMES P & ANN MAR				06/29/1989	QS	133,000 (C00078779)					
QUINN MARY S & JAMES J				08/11/1987	QS	75709-					

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	%
92-316	04/24/1992	3	ALTERATIONS				100	100

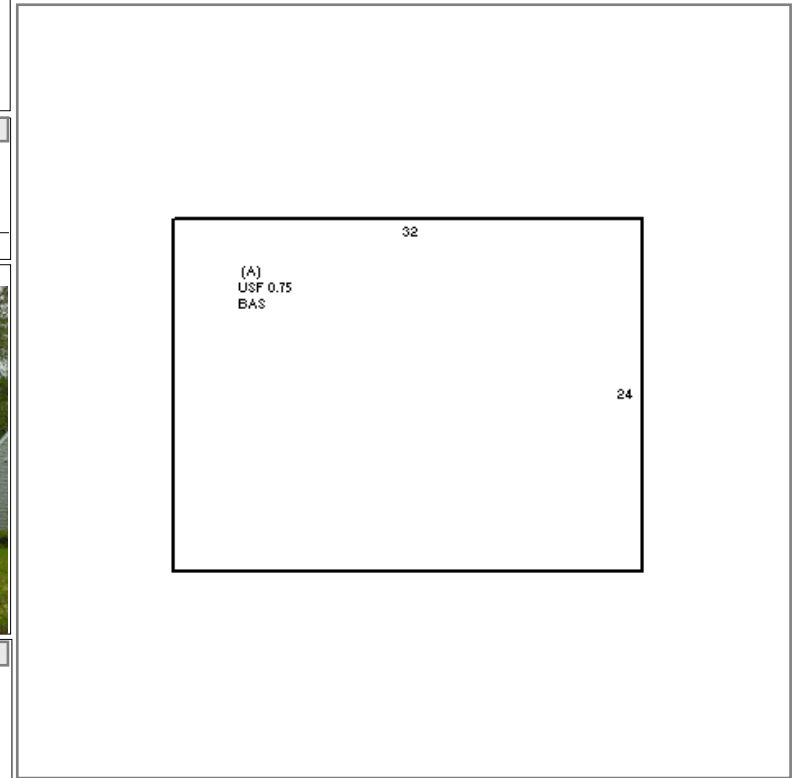
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,000	OS 1.00	100	1.00	100	1.00	440,000	8.57	100	1.00	R03 1.00	346,280

TOTAL	4,008 SF	ZONING	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	346,300	314,800		
Infl1	FACTOR 100		BUILDING	203,100	183,200		
Infl2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
			TOTAL	549,900	498,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1992	40	17.03	500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/15/2009	PL
MODEL	1		RESIDENTIAL	LIST	5/15/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	294,290	
NET AREA	1,344	DETAIL ADJ	1.003	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	768	1955	220.31	169,200	CONDITION ELEM	CD	
\$NLA(RCN)	\$219	OVERALL	1.000	EXT COVER	5	ASBESTOS	0.96	A	USF	L	UPPER STORY FIN	576	1955	200.35	115,402	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN		
				FLOOR COVER	14	COMB	1.00									BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1972 / 50
																	COND	31 31 %
																	FUNC	0
																	ECON	0
																	DEPR	31 % GD 69
																	RCNLD	\$203,100