

Key: 4291

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.062

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHEEDY COLIN P & APRIL E 25 PARK AV SCITUATE, MA 02066				39-26-7-0				25 PARK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHEEDY COLIN P & APRIL E				08/27/2021	U	400,000	55550-207				
ST JEAN RAYMOND III &				09/06/1986	QS	157,500	7088-72				
O'BRIEN JOHN C & MAUREEN				01/01/1974	XX		3895-504				

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	%
22-0320	03/28/2022	3	ALTERATIONS	22,000	07/13/2022	JD	100	100
		7	OTHERS		09/20/2021	JD	100	100
12-787	12/31/2012	3	ALTERATIONS	55,586	07/31/2013	SJ	100	100
		1	NEW CONST		06/08/2011	SJ	100	100
10-235	06/08/2010	4	DEMO	15,000	07/14/2010	SJ	100	100

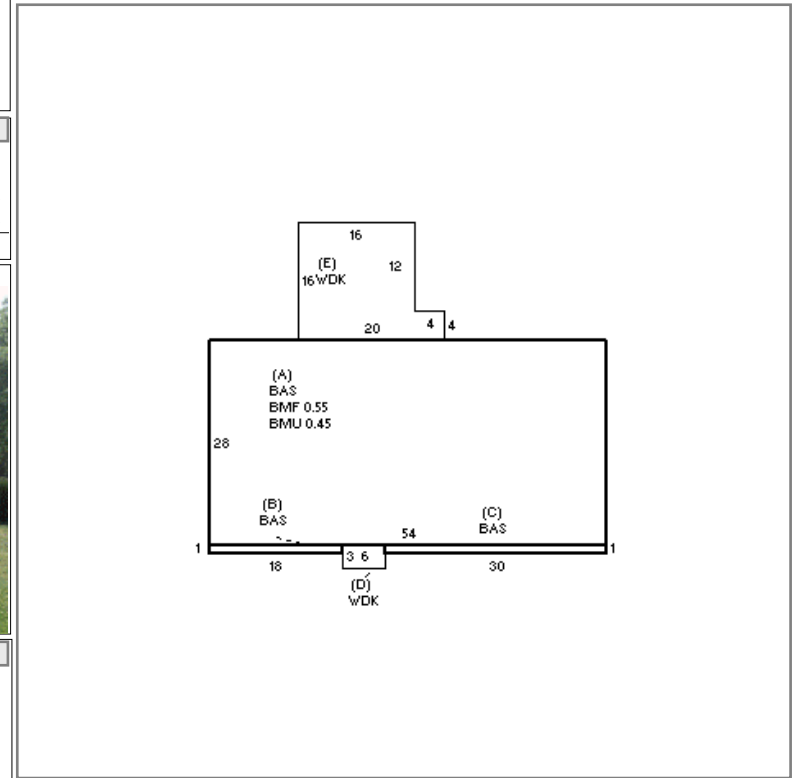
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	29,400	OS 1.00	100	1.00	100	1.00	440,000	1.32	100	1.00	R03 1.00	390,630

TOTAL	29,403 SF	ZONING	FRNT	119	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	390,600	355,100
Inf1	FACTOR 100		BUILDING	395,100	355,400		
Inf2	PHY 100		DETACHED	1,000	1,000		
			OTHER	0	0		
			TOTAL	786,700	711,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	10 X 8	80	15.97	1,000



BUILDING	CD	ADJ	DESC	MEASURE	9/20/2021	JD
MODEL	1		RESIDENTIAL	LIST	9/20/2021	JD
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/13/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2011	SIZE ADJ	1.000
NET AREA	1,560	DETAIL ADJ	1.040
\$NLA(RCN)	\$285	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	680		42.61	28,972
A	BMF	N	BSMT FINISH-SEP	832		59.81	49,761
+	BAS	L	BASE AREA	1,560	2011	220.55	344,054
+	WDK	N	WOOD DECK	290		38.40	11,136
	BMG	O	BSMT GARAGE	2		2,491.00	4,982
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	443,897
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2011 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$395,100