

Key: 4304

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.075

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FLAHERTY MARGARET F TR 18 TENTH AV SCITUATE, MA 02066				39-5-9-0				18 TENTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FLAHERTY MARGARET F TR				08/22/2014	F	100		(120883)			
FLAHERTY WILLIAM J JR &				01/01/1966	QS			(37623)			
MCINNIS JAMES E & ELAINE				01/01/1963	XX			(C00033140)			

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	%
19-178	03/25/2019	3	ALTERATIONS	150,000	08/01/2019	JD	100	80
19-178	03/25/2019	3	ALTERATIONS	150,000	07/13/2020	JD	100	100
11-163	04/06/2011	3	ALTERATIONS	25,000	07/11/2011	SJ	100	100
11-163	04/06/2011	3	ALTERATIONS	25,000	07/16/2012	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	OS 1.00	100	1.00	440,000	3.01	100	1.00	R08	1.00	364,930

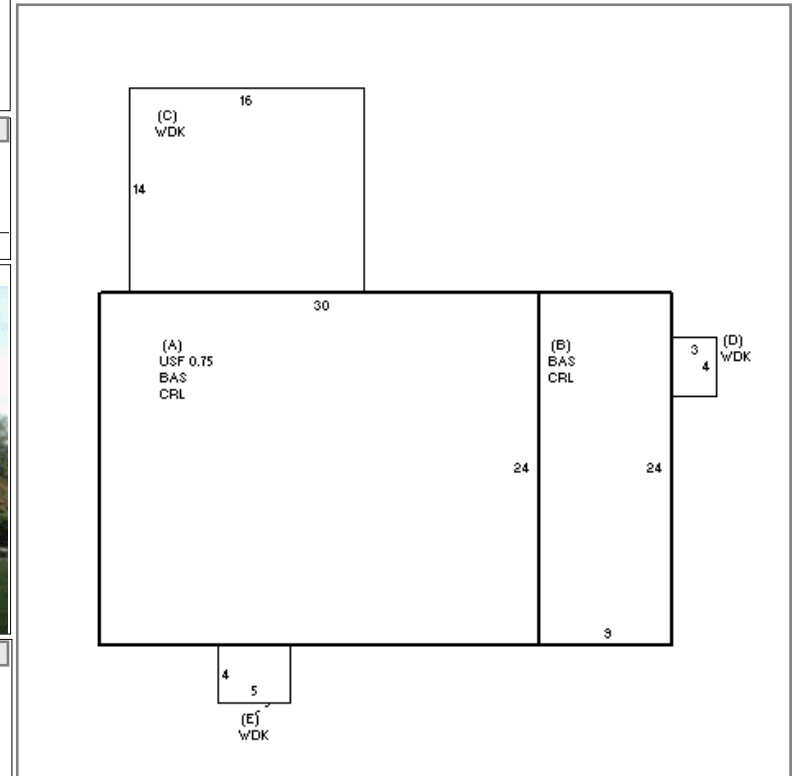
TOTAL	11,979 SF	ZONING	C/W 10	FRNT	100	ASSESSED	LAND 364,900	CURRENT	364,900	PREVIOUS	331,800
Ngh	OCEANSIDE	NOTE	C/W 10	LAND	299,500	BUILDING	14,700	DETACHED	14,000	OTHER	0
Inf1	FACTOR 100			OTHER	0	TOTAL	679,100	PREVIOUS	612,200		
Inf2	PHY 100										

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	A	1.00	30 0.70	20 X 22	440	47.79	14,700	07/13/2020



BUILDING	CD	ADJ	DESC	MEASURE	8/1/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/1/2019	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/13/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	374,413
NET AREA	1,476	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	CRL	N	BSMT CRAWL	936		10.74	10,048	CONDITION ELEM	CD
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	936	1951	240.77	225,365	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	540	1951	218.96	118,238	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	256		38.40	9,830	KITCHEN	G
				FLOOR COVER	14	COMB	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS	G
				INT FINISH	2	DRYWALL	1.00									HEAT	U
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U
				FUEL SOURCE	2	GAS	1.00										



CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	\$2,693
# UNITS	1	1.00

EFF.YR/AGE	2002 / 20
COND	18 18 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$299,500