

Key: 4437

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.204

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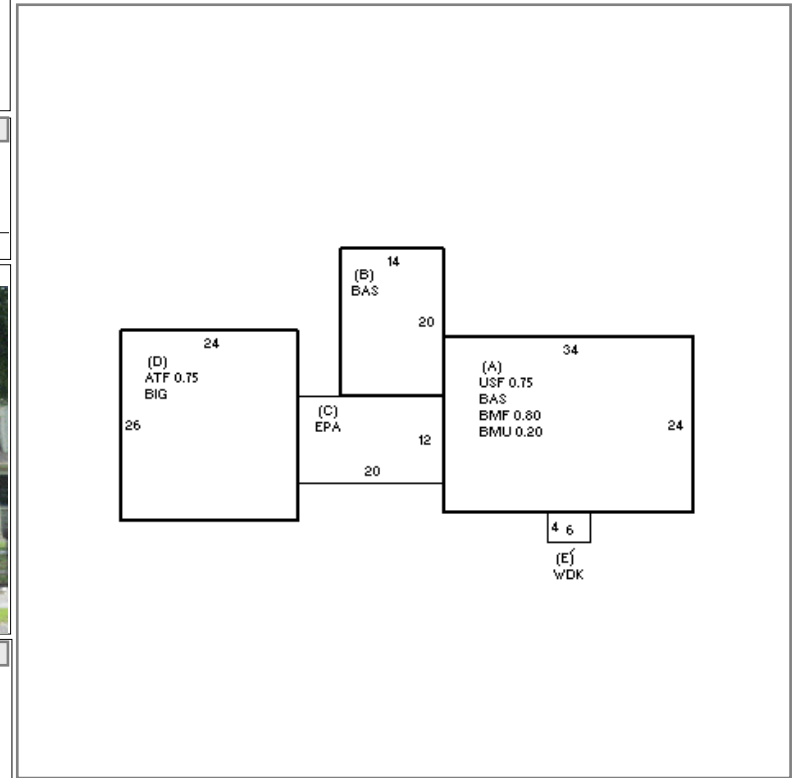
CURRENT OWNER				PARCEL ID				LOCATION					
JOHNSON KIMBERLY MCBRIDE & RODRIGUEZ JASON LEONARD 18 MERRITT LN SCITUATE, MA 02066				39-23-1-B				18 MERRITT LN					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				JOHNSON KIMBERLY MCBRIDE				01/26/2016	QS	575,000	46527-247		
DONOHUE JOHN J & BONNIE L				02/26/1999	F	17186-308	1						
DONOHUE JOHN J ET AL				06/16/1987	XX	17785-85	1						
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	R03	1.00	364,930	

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	%
23-461	05/31/2023	3	ALTERATIONS	17,000	07/20/2023	JD	100	100
19-596	08/19/2019	3	ALTERATIONS	4,865	07/08/2020	JD	100	100
		2	ADDITIONS		01/05/2004	PJB	100	100
02-395	07/16/2002	2	ADDITIONS				100	100
01-533	09/25/2001	2	ADDITIONS				100	100

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TOTAL	11,979 SF	ZONING	FRNT	111	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E			LAND	364,900	331,800
Inf1	FACTOR 100		BUILDING	459,000	413,700		
Inf2	PHY 100		DETACHED	3,300	3,000		
			OTHER	0	0		
			TOTAL	827,200	748,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 12X8		96	14.95	900
SHF	A	1.00	40 0.60 12X8		96	14.95	900
PTD	A	1.00	30 0.70 22X12		264	8.11	1,500



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BUILDING	CD	ADJ	DESC	MEASURE	7/8/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/8/2020	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/20/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	611,980	
NET AREA	2,176	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	163		55.20	8,998	CONDITION ELEM	CD	
\$NLA(RCN)	\$281	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	653		77.49	50,602	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1983	222.87	136,399	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,096	1983	245.08	268,607	KITCHEN	A	
				FLOOR COVER	13	COMB	1.00	C	EPA	N	ENCLOSED PORCH	240		99.22	23,813	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	D	BIG	N	BUILT-IN GARAGE	624		51.71	32,265	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02	D	ATF	L	ATTIC FINISH	468	1983	158.35	74,107	ELECT	A	
				FUEL SOURCE	1	OIL	1.00	E	WDK	N	WOOD DECK	24		42.26	1,014			
										FPL	O	FIREPLACE	1		8,594.30	8,594		
										ODS	O	OUT DOOR SHOWER	1		1,655.50	1,656		
														EFF.YR/AGE	1988 / 34			
														COND	25 25 %			
														FUNC	0			
														ECON	0			
														DEPR	25 % GD 75			
														RCNLD	\$459,000			