

Key: 4440

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.207

LEGAL

LAND

DETACHED

BUILDING

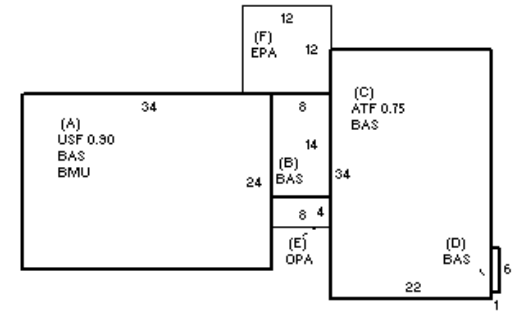
CURRENT OWNER				PARCEL ID				LOCATION			
CARROLL RICHARD C & JUDITH E 16 MERRITT LANE SCITUATE, MA 02066				39-23-1-C				16 MERRITT LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARROLL RICHARD C & JUDITH				07/15/1983	QS	64,000	5402-468				
MERRITT CYNTHIA M TRUSTEE				08/18/1981	XX		5041-287				
MERRITT JAMES E				01/01/1979	XX		4413-298				

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	%
93-513	09/02/1993	2	ADDITIONS				100	100
		7	OTHERS				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	R03		364,930

TOTAL	12,000 SF	ZONING	FRNT	114	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE IN-LAW/ACCESSORY DWG.			LAND	364,900	331,800
Inf1	FACTOR 100		BUILDING	453,600	431,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						818,500	763,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/26/2015
MODEL	1		RESIDENTIAL	LIST	3/26/2015
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/1/2011
QUALITY	A	1.00	AVERAGE [100%]		ER
FRAME	1	1.00	WOOD FRAME [100%]		

BLDG COMMENTS

IN-LAW/ LEGAL ACCESSORY DWELLING

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	2,977	DETAIL ADJ	1.040
\$NLA(RCN)	\$203	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.9	1.00	
ROOMS	10	1.00	
BEDROOMS	5	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	9	\$7,488	
# UNITS	2	1.02	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		50.18	40,949
EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	734	1983	179.03	131,410
ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	934	1983	196.87	183,877
ROOF COVER	1	ASPH SHINGLES	1.00	C	BAS	L	BASE AREA	748	1993	196.87	147,259
FLOOR COVER	13	COMB	1.00	C	ATF	L	ATTIC FINISH	561	1993	127.20	71,359
INT FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	32		51.50	1,648
HEATING/COOLING	2	HOT WATER	1.02	F	EPA	N	ENCLOSED PORCH	144		90.20	12,989
FUEL SOURCE	99	N/A	1.00	F	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	604,792	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1990 / 32	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD	\$453,600	