

Key: 4441

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.208

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHEEHAN WILLIAM II & JENNIFER 12 MERRITT LN SCITUATE, MA 02066				39-22-1-B				12 MERRITT LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHEEHAN WILLIAM II & JENN				07/20/2018	O	495,000	50067-166				
MILTON ALASDAIR & GILLIAN				06/26/2015	QS	410,000	45720-333				
PROCTOR ROBERT A &				03/25/2011	A	-100	39783-93				

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	%
19-35	01/15/2019	3	ALTERATIONS	20,000	08/05/2019	JD	100	100
19-35	01/15/2019	3	ALTERATIONS	20,000	05/09/2019	JD	100	95
18-668	09/27/2018	2	ADDITIONS	150,000	05/09/2019	JD	100	100
14-343	06/25/2014	3	ALTERATIONS	6,200	07/27/2015	SJ	100	100

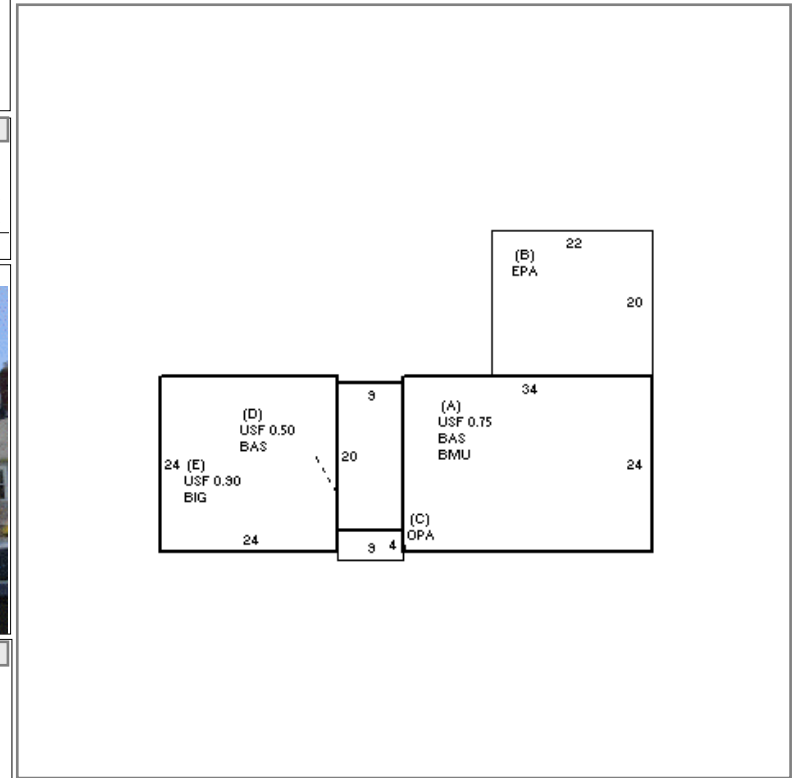
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	OS 1.00	100	1.00	440,000	3.01	100	1.00	R03	1.00	364,930

TOTAL	12,000 SF	ZONING	FRNT	151	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	364,900	331,800
Inf1	FACTOR 100		BUILDING	651,200	585,300		
Inf2	PHY 100		DETACHED	900	800		
			OTHER	0	0		
			TOTAL	1,017,000	917,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X16		128	13.66	900



BLDG COMMENTS
Outside Shower



BUILDING	CD	ADJ	DESC	MEASURE	5/9/2019	JD
MODEL	1		RESIDENTIAL	LIST	5/9/2019	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	8/5/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,216	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		55.20	45,044
\$NLA(RCN)	\$297	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,220	1983	224.34	273,698
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	440		99.22	43,657
STORIES	1.75	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	36		56.65	2,039
ROOMS	9	1.00		FLOOR COVER	13	COMB	1.00	+	BAS	L	BASE AREA	996	1983	246.69	245,707
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	576		53.15	30,613
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03	F11	O	FPL 1S 1OP	1		8,009.10	8,009	
# 1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00								
TOT FIXTURES	9	\$8,974													
# UNITS	1	1.00													

TOTAL RCN	657,741
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	1 % GD 99
RCNLD	\$651,200