

Key: 4442

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.209

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DUGGAN BRYAN F & MICHELLE J 8 MERRITT LN SCITUATE, MA 02066				39-22-1-C				8 MERRITT LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DUGGAN BRYAN F & MICHELLE				06/01/2012	N	270,270	41456-71				
HALDOUPIS GEORGE & WENDY				04/02/2001	QS	299,000	19597-224				
GOLDBERG MICHAEL A				07/25/1997	QS	168,000	15349-278				

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	%
88-202	11/01/1988	3	ALTERATIONS				100	100

LAND

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	100	1.00	440,000	3.01	100	1.00	R03 1.00	364,930

TOTAL	12,000 SF	ZONING	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	364,900	331,800		
Inf1	FACTOR 100		BUILDING	252,900	228,100		
Inf2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
			TOTAL	618,300	560,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1985	40	17.03	500



BUILDING	CD	ADJ	DESC	MEASURE	9/27/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/27/2010	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,712	DETAIL ADJ	1.020
\$NLA(RCN)	\$197	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,896	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	828	1983	146.23	121,080
B	WDK	N	WOOD DECK	404		38.40	15,514
+	BAS	L	BASE AREA	884	1983	212.01	187,413
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	337,142
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	\$252,900

