

Key: 4445

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.212

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CURRENT OWNER				PARCEL ID				LOCATION			
DEAN WM M & HYON S 13 MERRITT LANE SCITUATE, MA 02066				39-22-2-A				13 MERRITT LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DEAN WM M & HYON S				05/31/2000	QS	282,500	18563-172				
BURKE PATRICK J & ANNE B				10/16/1991	QS	172,000	10533-197				
O'CONNOR JOHN C III				11/03/1983	XX		5498-469				

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 %

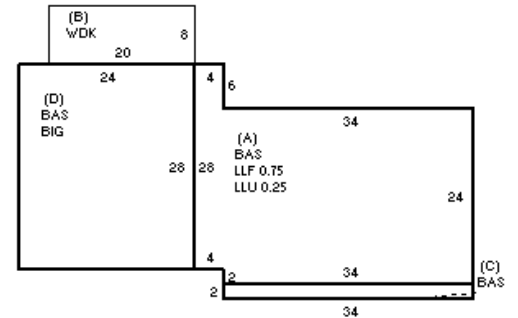
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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	OS 1.00	100	1.00	440,000	3.01	100	1.00	R03	1.00	364,930

TOTAL	12,000 SF	ZONING	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	364,900	331,800
Infl1	FACTOR 100		BUILDING	362,300	326,600		
Infl2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
					TOTAL	727,400	658,600

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		20	17.03	200



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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%]			

BLDG COMMENTS

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	483.094		
NET AREA	2,364	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	232		57.18	13,266	CONDITION ELEM	CD		
\$NLA(RCN)	\$204	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	696	1983	135.85	94,552	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	160		38.40	6,144	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,668	1983	196.95	328,520	KITCHEN			
				FLOOR COVER	13	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	672		42.10	28,293	BATHS			
				INT FINISH	2	DRYWALL	1.00	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1990 / 32
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$362,300