

Key: 4446

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.213

LEGALS

LAND

DETACHED

BUILDING

INDING

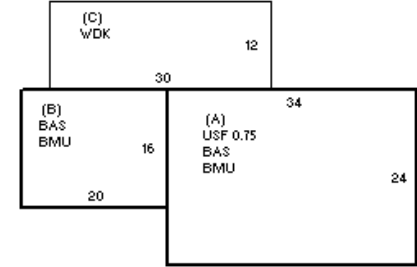
CURRENT OWNER				PARCEL ID				LOCATION			
O'SULLIVAN RICHARD J & ANGELA J 17 MERRITT LN SCITUATE, MA 02066				39-23-3-C				17 MERRITT LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'SULLIVAN RICHARD J & COPPOLA WILLIAM D & ANNA				08/29/2014	QS	468,000	44692-64				
CARROLL NANCY JEAN				12/04/1987	QS	153,000	8166-206				
				04/25/1985	XX		6067-308				

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	%
99484	09/17/1999	2	ADDITIONS				100	100
88-288	06/01/1988	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,293	OS 1.00	100	1.00	100	1.00	440,000	3.19	100	1.00	R03 1.00	363,650

TOTAL	11,293 SF	ZONING	FRNT	136	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	363,700	330,600
Inf1	FACTOR 100		BUILDING	369,000	328,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	732,700	658,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/22/2010	PL
MODEL	1		RESIDENTIAL	LIST	5/22/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [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	TOTAL RCN	479,188		
NET AREA	1,748	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,136		45.55	51,747	CONDITION ELEM	CD		
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,136	1983	232.02	263,579	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1983	211.00	129,132	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	360		38.40	13,824	KITCHEN			
				FLOOR COVER	13	COMB	1.00	F11	O	FPL 1S 1OP	1		7,281.00	7,281	BATHS				
				INT FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT				
				HEATING/COOLING	2	HOT WATER	1.02								ELECT				
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$369,000