

Key: 463

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 406

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
SHEEHAN FRANCIS J AND KIMBERLY				36-3-19-0				81 OLD FORGE RD				
81 OLD FORGE RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				SHEEHAN FRANCIS J AND KIM				07/15/2003	A	425,000	25781-99	
				SHEEHAN FRANCIS J & JO AN				01/01/1973	QS		3816-6	
				KELLY JOSEPH R AND PAULIN				01/01/1970	XX		3548-401	
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.030	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	590

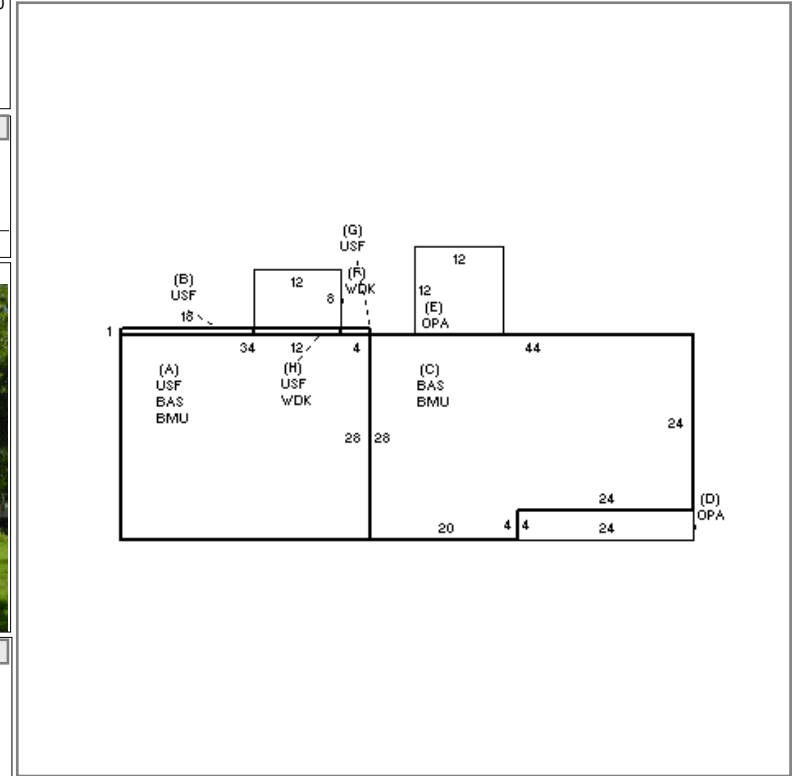
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

TOTAL	41,295 SF	ZONING	FRNT	288	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	FY/00 CL 22 250.00 #156. FY/03 CL 22 250.00 #147.		LAND	404,600	367,900
Inf1	FACTOR 100		FY/01 CL 22 250.00 #157. FY/02 CL 22 250.00 #163.		BUILDING	558,400	517,200
Inf2	PHY 100		DETACHED	0	0		
					OTHER	0	0
TOTAL					TOTAL	963,000	885,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/12/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/12/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.		

INDING

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	754,610		
NET AREA	3,074	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,088		44.13	92,150	TOTAL RCN	754,610		
\$NLA(RCN)	\$245	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	2,088	1961	205.46	428,995				
CAPACITY				ROOF SHAPE	2	HIP	1.00	+	USF	L	UPPER STORY FIN	986	1961	186.84	184,226				
STORIES	2		1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	240		56.65	13,596				
ROOMS	10		1.00	FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	108		42.24	4,562				
BEDROOMS	4		1.00	INT FINISH	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480				
BATHROOMS	3		1.00	HEATING/COOLING	5	ELECTRIC BB	0.99		F11	O	FPL 1S 1OP	2		8,009.10	16,018				
# 1/2 BATHS	1		1.00	FUEL SOURCE	3	ELECTRIC	1.00												
TOT FIXTURES	11	\$9,583																	
# UNITS	1	1.00																	
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																FUNC	0		
																ECON	0		
																DEPR	26 % GD 74		
																RCNLD	\$558,400		