

Key: 4859

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.610

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MAHERAS GEORGIA J & AUSTIN PATRICK W 24 SHADY LN SCITUATE, MA 02066				44-3-37-0				24 SHADY LN				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MAHERAS GEORGIA J & MAHERAS JOHN G & SUSAN T DOUCETTE ARTHUR R & PAMEL				12/18/2008 07/09/1985 03/05/1981	A QS XX	375,000 149,000 4960-400	36615-2 6188-160	
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R03	0.90	363,640
300	A	0.030	SC 1.00	100	1.00	17,820	1.00	100	1.00	R03	0.90	530

LAND

TOTAL	41,312 SF	ZONING	FRNT	129	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	364,200	349,500
Inf1	FACTOR 100		BUILDING	626,900	565,700		
Inf2	PHY 100		DETACHED	11,800	10,800		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,002,900</b>	<b>926,000</b>

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1999	70	16.85	800
S/V	A	1.00	SV 1.00	2000	10,000	1.10	11,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2015	SJ
MODEL	1		RESIDENTIAL	LIST	4/14/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/30/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	908,566		
NET AREA	3,632	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	504		51.73	26,071	CONDITION ELEM	CD		
\$NLA(RCN)	\$250	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	504		72.62	36,598	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	756	1958	207.50	156,867	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	2,876	1958	228.17	656,213	KITCHEN			
				FLOOR COVER	14	COMB	1.00	E	WDC	N	WOOD DECK	352		42.24	14,869	BATHS			
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	99	N/A	1.00												
																		ELECT	
																		EFF.YR/AGE	1972 / 50
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$626,900

