

Key: 4999

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.748

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHANAHAN RAYMOND E & KRISTEN				33-7-39-0				40 PYRAMID LN			
40 PYRAMID LN SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				SHANAHAN RAYMOND E & DOTY CARLTON A & KERRY A				07/28/2017	QS	575,000	(125525)
								08/24/2007	QS	545,000	(110993)
				GAUDREAU ROBERT A & LINDA				08/02/1991	QS	207,000	(C81783)

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	%
02-714	12/23/2002	7	OTHERS		07/11/2018	JD	100	100
		3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	SC	1.00	100	1.00	100	1.00	R04	0.90		339,960

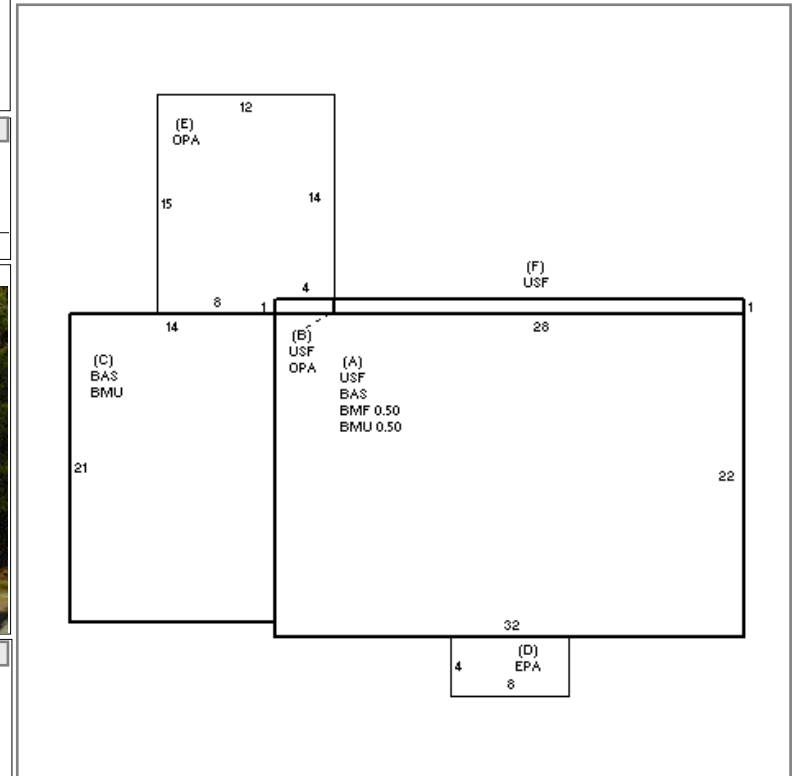
TOTAL	20,000 SF	ZONING	FRNT	142	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	340,000	326,200		
Inf1	FACTOR 100		BUILDING	376,400	348,600		
Inf2	PHY 100		DETACHED	2,800	2,600		
			OTHER	0	0		
			TOTAL	719,200	677,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	25 0.75		80	15.97	1,000
PTD	A	1.00	40 0.60	20X20	400	7.51	1,800



BUILDING	CD	ADJ	DESC	MEASURE	5/20/2014	SJ
MODEL	1		RESIDENTIAL	LIST	7/11/2018	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/29/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	476,496
NET AREA	1,734	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	646		51.91	33,536	CONDITION ELEM	CD
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	352		72.88	25,652	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	998	1967	232.50	232,032	INTERIOR	V
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	180		56.65	10,197	KITCHEN	V
				FLOOR COVER	34	COMB	1.00	D	EPA	N	ENCLOSED PORCH	32		99.21	3,175	BATHS	G
				INT FINISH	1	PLASTER	1.00	+	USF	L	UPPER STORY FIN	736	1967	211.43	155,614	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	1		2,740.10	2,740	ELECT	A
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063		



CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$4,488
# UNITS	1	1.00

EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$376,400