

Key: 7624

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.297

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SHEEHAN MARY KATHERINE PO BOX 337 HUMAROCK, MA 02047				73-9-1-0				18 OCEAN FRONT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHEEHAN MARY KATHERINE				02/02/2021	F	100	(131508)				
SHEEHAN THOMAS A JR TR				12/31/2019	F		(120270)				
SHEEHAN CLARE P				04/07/2014	F	100	(120271)				

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	%
13-101	03/07/2013	3	ALTERATIONS	16,500	09/04/2013	SJ	100	100
92-629	08/01/1992	3	ALTERATIONS				100	100
88-353	06/01/1988	3	ALTERATIONS				100	100
		7	OTHERS				100	100

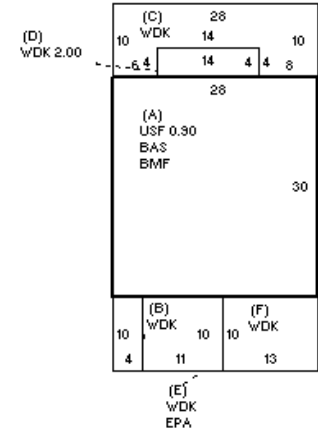
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,825 HUM	1.00	100	1.00	748,000	5.98	100	1.00	WF7	1.70	598,030

TOTAL	5,837 SF	ZONING		FRNT	162	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	598,000	511,700		
Inf1	FACTOR 100		BUILDING	360,200	337,400			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	958,200	849,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	FY12 FR- CONV TO COLONIAL
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/28/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/28/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LOADING

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	480,211	
NET AREA	1,596	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	840		76.78	64,493	CONDITION ELEM	CD	
\$NLA(RCN)	\$301	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	840	1967	236.75	198,873	EXTERIOR		
				ROOF SHAPE	4	FLAT/SHED	1.00	A	USF	L	UPPER STORY FIN	756	1967	215.30	162,769	INTERIOR		
				ROOF COVER	8	TAR + GRAVEL	1.00	+	WDK	N	WOOD DECK	616		42.24	26,019	KITCHEN		
				FLOOR COVER	34	COMB	1.00	E	EPA	N	ENCLOSED PORCH	110		99.22	10,914	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									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	\$360,200