

Key: 7849

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.511

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| MEEHAN BRIAN & MADELINE 111 PIERMONT STREET QUINCY, MA 02170 | | | | 73-4-32-F | | | | 21 FRANKLIN ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MEEHAN BRIAN & MADELINE | | | | 09/28/2018 | QS | 395,000 | (127518) | | | | |
| NOEL NANCY A | | | | 01/01/1975 | QS | | (53619) | | | | |
| SHEER MARION L | | | | 01/01/1970 | XX | | (C00043310) | | | | |

| 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 | % |
| 19-125 | 03/13/2019 | 2 | ADDITIONS | 30,000 | | | 100 | 100 |
| | | 2 | ADDITIONS | | | | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|----------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 5,000 | HUM 1.00 | 100 | 1.00 | 100 | 1.00 | 550,000 | 6.92 | 100 | 1.00 | R08 1.25 | 436,830 |

| TOTAL | 5,009 SF | ZONING | FRNT | 50 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh | HUMAROCK | NOTE | LAND | 436,800 | 397,100 | | |
| Inf1 | FACTOR 100 | | BUILDING | 114,200 | 106,800 | | |
| Inf2 | PHY 100 | | DETACHED | 1,000 | 1,000 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 552,000 | 504,900 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|-------|
| PTD | A | 1.00 | 50 0.50 | 17 X 15 | | 255 8.18 | 1,000 |

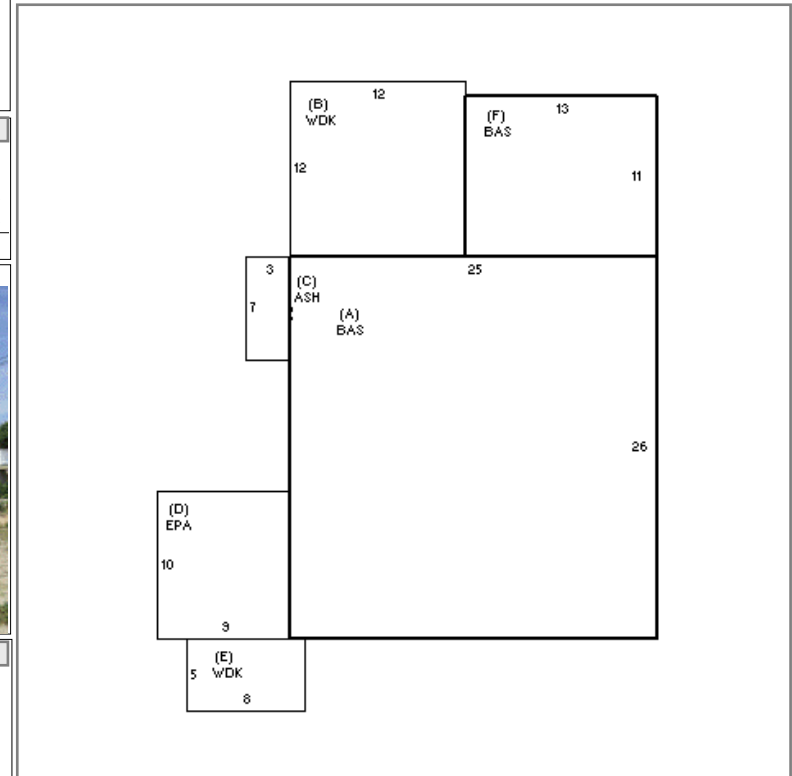


BLDG COMMENTS

Outside Shower

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 6/24/2019 | JD |
|----------|----|------|----------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/24/2019 | EST |
| STYLE | 6 | 0.85 | COTT/BUNGALOW [100%] | REVIEW | 3/3/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1952 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 793 | DETAIL ADJ | 0.722 |
| \$NLA(RCN) | \$218 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 4 | 1.00 | |
| BEDROOMS | 2 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| # 1/2 BATHS | 0 | 1.00 | |
| TOT FIXTURES | 4 | \$2,310 | |
| # UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|-----|-----|------------|----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BAS | L | BASE AREA | 793 | 1952 | 186.29 | 147,728 |
| EXT COVER | 4 | VINYL | 1.00 | + | WDK | N | WOOD DECK | 184 | | 38.40 | 7,066 |
| ROOF SHAPE | 1 | GABLE | 1.00 | C | ASH | N | ATT SHED | 21 | | 22.33 | 469 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | EPA | N | ENCLOSED PORCH | 90 | | 90.20 | 8,118 |
| FLOOR COVER | 14 | COMB | 1.00 | F11 | O | FPL 1S 1OP | | 1 | | 7,281.00 | 7,281 |
| INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | |
| HEATING/COOLING | 13 | NONE | 0.85 | | | | | | | | |
| FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| TOTAL RCN | 172,972 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1970 / 52 |
| COND | 34 34 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 34 % GD 66 |
| RCNLD | \$114,200 |