

Key: 807

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 740

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FINNERAN THOMAS H III FINNERAN LISA W TRS 2 CHRISTOPHER WREN RD SCITUATE, MA 02066				37-8-3-0				2 CHRISTOPHER WREN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FINNERAN THOMAS H III				11/19/2018	F	1	(127776)				
FINNERAN THOMAS H III & L				05/26/1998	A	275,000	(93385)				
FINNERAN THOMAS J & DOROT				01/01/1968	XX	41120-0					

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	%
13-577	08/29/2014	3	ALTERATIONS	22,931	09/23/2014	RJM	100	100
00-564	11/21/2000	3	ALTERATIONS				100	100
96-479	10/04/1996	3	ALTERATIONS				100	100

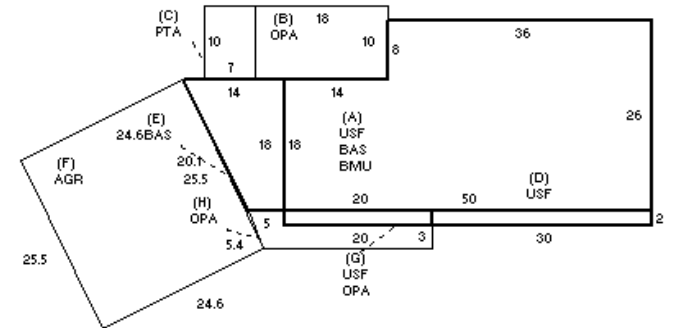
LAND

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	484,000	1.00	100	1.00	R05	1.10	444,440
300	A	0.016 SC	1.00	100	1.00	21,780	1.00	100	1.00	R05	1.10	350

TOTAL	40,685 SF	ZONING	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	444,800	404,400
Inf1	FACTOR 100		BUILDING	535,900	496,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		980,700	900,400	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/26/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/26/2014	RJM
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	696,021
NET AREA	2,647	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,188		49.51	58,813		
\$NLA(RCN)	\$263	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	OPA	N	OPEN PORCH	300		56.65	16,995		
				ROOF SHAPE	1	GABLE	1.00	C	PTA	N	PATIO	70		16.39	1,147		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,288	1968	196.37	252,931		
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,359	1968	215.94	293,464		
				INT FINISH	99	N/A	1.00	F	AGR	N	ATT GARAGE	627		46.04	28,865		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1			9,062.90	9,063		
				FUEL SOURCE	99	N/A	1.00	F22	O	FPL 2S 2OP	2			12,434.95	24,870		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1994 / 28
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$535,900