

Key: 9540

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.170

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHEERIN DOUGLAS SR PO BOX 67 QUINCY, MA 02171				10-5-1-F				5 BRIAR MEADOW CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHEERIN DOUGLAS SR				07/31/2018	F	1	50116-49				
D SHEERIN CONSTRUCTION IN				04/21/2017	O	500,000	48336-48				
KING JOHN V R JR & DEIDRE				04/16/2002	QS	627,100	21906-262				

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	%
11-617	09/27/2011	3	ALTERATIONS	32,746	06/26/2012	SJ	100	100
90-111	04/01/1990	7	OTHERS				100	100
88-442	11/07/1988	1	NEW CONST				100	100

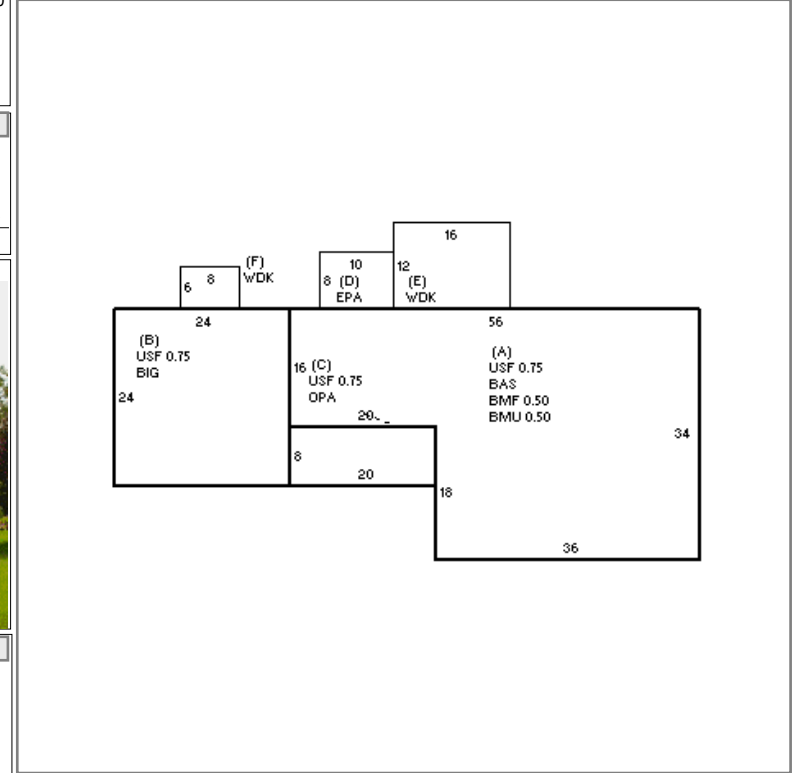
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R05	1.00	404,040
300	A	0.038	WS 1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00	750

TOTAL	41,646 SF	ZONING	FRNT	325	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,800	368,000
Infl1	FACTOR 100		BUILDING	767,100	691,600		
Infl2	PHY 100		DETACHED	13,900	13,200		
			OTHER	0	0		
			TOTAL	1,185,800	1,072,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		40	17.03	500
IPG	A	1.00	30 0.70		512	37.28	13,400



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/26/2012	SJ
MODEL	1		RESIDENTIAL	LIST		EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/2/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,254	DETAIL ADJ	1.155	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	772		50.87	39,275
\$NLA(RCN)	\$306	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	772		71.42	55,134
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,544	1989	259.45	400,584
				ROOF COVER	2	WOOD SHINGLES	1.01	+	USF	L	UPPER STORY FIN	1,710	1989	235.94	403,454
				FLOOR COVER	13	COMB	1.00	B	BIG	N	BUILT-IN GARAGE	576		59.11	34,045
				INT FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	160		61.80	9,888
				HEATING/COOLING	11	HW/COOL AIR	1.04	D	EPA	N	ENCLOSED PORCH	80		108.24	8,659
				FUEL SOURCE	99	N/A	1.00	+	WDK	N	WOOD DECK	240		46.08	11,059
									F21	O	FPL 2S 1OP	2		9,886.20	19,772
									GEN	O	GENERATOR	1		0.00	

TOTAL RCN	996,286
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$767,100