

Key: 1119

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.068

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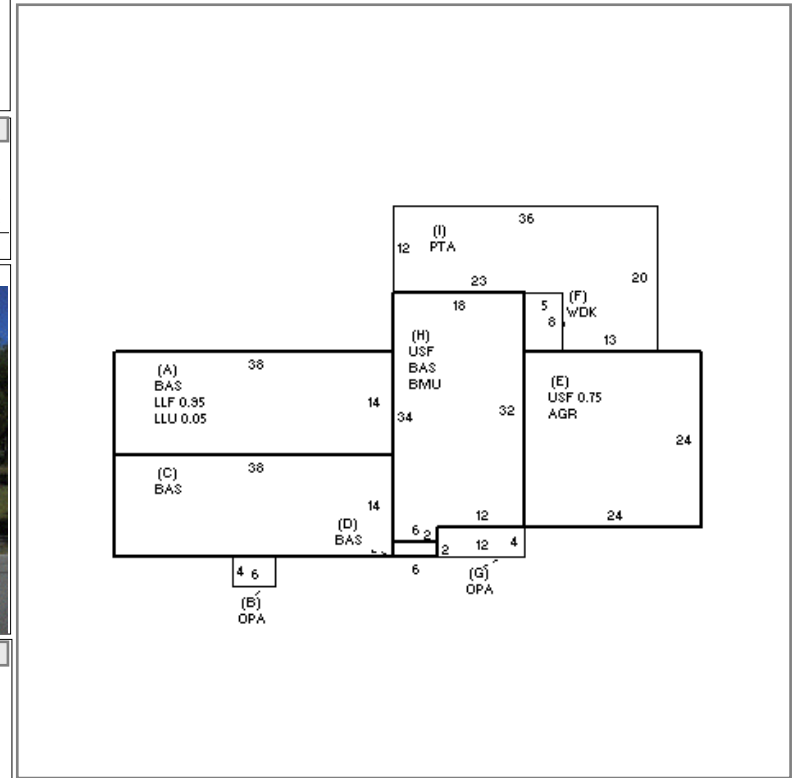
| CURRENT OWNER   |   |          |         |      |      |          |      |      |      | PARCEL ID  |            |            |              | LOCATION      |  |  |  |
|---|---|----------|---------|------|------|----------|------|------|------|------------|------------|------------|--------------|---------------|--|--|--|
| KENT BRAD J & DANIELLE P<br>29 PIN OAK DR<br>SCITUATE, MA 02066 |   |          |         |      |      |          |      |      |      | 48-2-51-Z  |            |            |              | 29 PIN OAK DR |  |  |  |
| TRANSFER HISTORY  |   |          |         |      |      |          |      |      |      | DOS        | T          | SALE PRICE | BK-PG (Cert) |               |  |  |  |
| KENT BRAD J & DANIELLE P  |   |          |         |      |      |          |      |      |      | 05/29/2009 | QS         | 380,000    | (113358)     |               |  |  |  |
| MALLON J.ANTHONY & BONNIE                                       |   |          |         |      |      |          |      |      |      | 08/23/2006 | O          | 313,000    | (109508)     |               |  |  |  |
| SMITH DAVID M   |   |          |         |      |      |          |      |      |      | 01/09/1996 | L          | 119,900    | (C89075)     |               |  |  |  |
| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC         | CREDIT AMT | ADJ VALUE  |              |               |  |  |  |
| 100   | S | 20,700   | SC 1.00 | 100  | 1.00 | 396,000  | 1.81 | 100  | 1.00 | R04        | 0.90       | 340,870    |              |               |  |  |  |

| 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    | %   |
| 15-626 | 09/25/2015 | 2             | ADDITIONS   | 150,000 | 07/22/2016 | SJ | 100    | 100 |
| 06-708 | 11/09/2006 | 3             | ALTERATIONS | 13,400  | 07/24/2007 | SJ | 100    | 100 |
| 06-709 | 11/09/2006 | 3             | ALTERATIONS | 10,000  | 07/24/2007 | SJ | 100    | 100 |
|        |            | 7             | OTHERS      |         | 09/14/2006 |    | 100    | 100 |
| 06-511 | 08/25/2006 | 3             | ALTERATIONS |         | 07/24/2007 | SJ | 100    | 100 |

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| TOTAL | 20,700 SF  | ZONING           | FRNT     | 271     | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|----------|---------|----------|---------|----------|
| Ngh   | SCITUATE   | N<br>O<br>T<br>E |          |         | LAND     | 340,900 | 327,100  |
| Inf1  | FACTOR 100 |                  | BUILDING | 556,000 | 500,800  |         |          |
| Inf2  | PHY 100    |                  | DETACHED | 1,300   | 1,200    |         |          |
|       |            |                  | OTHER    | 0       | 0        |         |          |
|       |            |                  | TOTAL    | 898,200 | 829,100  |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| S/V | A    | 1.00 | SV 1.00  |      | 200   | 1.10      | 200   |
| SHF | A    | 1.00 | 10 0.90  | 2016 | 72    | 16.65     | 1,100 |



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| BUILDING | CD | ADJ  | DESC               | MEASURE | 8/6/2010  | PL  |
|----------|----|------|--------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL        | LIST    | 8/6/2010  | EST |
| STYLE    | 3  | 1.00 | SPLIT LEVEL [100%] | REVIEW  | 3/11/2011 | KT  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]     |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]  |         |           |     |

BLDG COMMENTS

| YEAR BLT   | 1964  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T   | DESCRIPTION     | UNITS           | YB    | ADJ PRICE | RCN     | TOTAL RCN      | 661,948    |           |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|-----|-----------------|-----------------|-------|-----------|---------|----------------|------------|-----------|
| NET AREA   | 3,189 | DETAIL ADJ | 1.030 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | LLU | N   | LOWER LEVEL UNF | 27              |       | 56.04     | 1,513   | CONDITION ELEM | CD         |           |
| \$NLA(RCN) | \$208 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | A | LLF | L   | LOWER LEVEL FIN | 505             | 1964  | 133.14    | 67,235  | EXTERIOR       | G          |           |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | OPA | N   | OPEN PORCH      | 72              |       | 51.50     | 3,708   | INTERIOR       | G          |           |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | + | BAS | L   | BASE AREA       | 1,064           | 1964  | 193.02    | 205,377 | KITCHEN        | G          |           |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 | D | BAS | L   | BASE AREA       | 12              | 2015  | 193.00    | 2,316   | BATHS          | G          |           |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 | E | AGR | N   | ATT GARAGE      | 576             |       | 42.64     | 24,563  | HEAT           |            |           |
|            |       |            |       | HEATING/COOLING | 9  | WARM/COOL AIR  | 1.03 | E | USF | L   | UPPER STORY FIN | 432             | 1964  | 175.53    | 75,831  | ELECT          |            |           |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 | F | WDK | N   | WOOD DECK       | 40              |       | 38.40     | 1,536   |                |            |           |
|            |       |            |       |                 |    |                |      |   | H   | BMU | N               | BSMT UNFINISHED | 588   |           | 56.58   | 33,270         |            |           |
|            |       |            |       |                 |    |                |      |   | H   | BAS | L               | BASE AREA       | 588   | 2016      | 193.02  | 113,498        | EFF.YR/AGE | 2006 / 16 |
|            |       |            |       |                 |    |                |      |   | H   | USF | L               | UPPER STORY FIN | 588   | 2016      | 175.53  | 103,214        | COND       | 16 16 %   |
|            |       |            |       |                 |    |                |      |   | I   | PTA | N               | PATIO           | 536   |           | 14.90   | 7,986          | FUNC       | 0         |
|            |       |            |       |                 |    |                |      |   | F11 | O   | FPL 1S 1OP      | 1               |       | 7,281.00  | 7,281   | ECON           | 0          |           |
|            |       |            |       |                 |    |                |      |   | GFP | O   | GAS FIREPLACE   | 1               |       | 5,556.00  | 5,556   | DEPR           | 16 % GD 84 |           |
|            |       |            |       |                 |    |                |      |   |     |     |                 |                 | RCNLD | \$556,000 |         |                |            |           |