

Key: 11709

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.833

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HALE CRAIG & SINEAD 31 NEW KENT ST SCITUATE, MA 02066				60-3-7-V				31 NEW KENT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HALE CRAIG & SINEAD				09/29/2021	QS	710,000	55752-51				
TYRCHA JEFFREY A & PAULA				02/27/2002	QS	385,000	21625-192				
ARNOLD JOHN B JR & KELLY				06/21/1991	QS	185,000	10339-147				

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	%
97-95	03/19/1997	7 3	OTHERS ALTERATIONS		07/28/2022		100	100

LAND

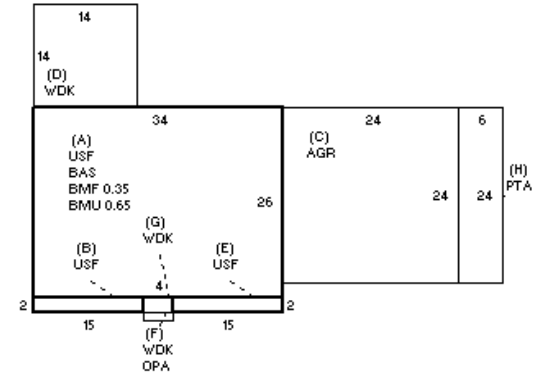
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	GB 1.00	100	1.00	100	1.00		R01	0.85		321,080

DETACHED

TOTAL	20,000 SF	ZONING	FRNT	159	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE			LAND	321,100	274,700
Inf1	FACTOR 100		BUILDING	424,900	398,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		746,000	672,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/28/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/28/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/28/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	2/28/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		

BUILDING

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	518,146	
NET AREA	1,828	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	575		53.81	30,942	CONDITION ELEM	CD	
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	309		75.54	23,342	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	884	1987	234.64	207,425	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	944	1987	213.38	201,434	KITCHEN	G	
				FLOOR COVER	12	COMB	1.00	C	AGR	N	ATT GARAGE	576		46.91	27,019	BATHS	G	
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	208		42.24	8,786	HEAT	A	
				HEATING/COOLING	11	HW/COOL AIR	1.04	F	OPA	N	OPEN PORCH	8		56.65	453	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	H	PTA	N	PATIO	144		16.39	2,361			
										F21	O	FPL 2S 1OP	1		9,062.90	9,063		

EFF.YR/AGE	2004 / 18	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$424,900	