

Key: 11847

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.895

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
WILDES LELAND A JR TR & FLORENCE G TR 44 NEW KENT ST SCITUATE, MA 02066				60-3-1-U				44 NEW KENT ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				WILDES LELAND A JR TR & MCNEELY CLAUDIA J				09/21/2015	QS	370,000	46064-297	
				FAIRWAY VILLAGE LLC				08/15/2003	QS	419,900	26203-343	
								09/17/2001	QS		20587-266	

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1020	100	CONDOMINIUM					1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	FRNT	341	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE			LAND	0	0
Inf1			BUILDING	492,000	459,100		
Inf2			DETACHED	0	0		
			OTHER	0	0		
					TOTAL	492,000	459,100

DETACHED

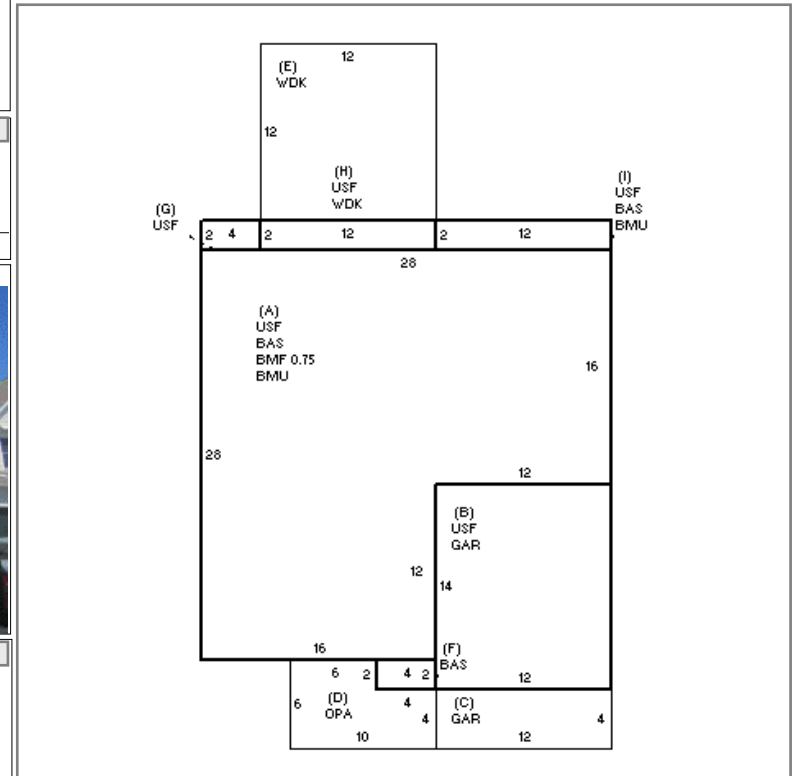
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
BMF=FAM RM

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/12/2023	NC
MODEL	10		CONDO	LIST	5/12/2023	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	6/21/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,536	DETAIL ADJ	1.581	49	FAIRWAY VILLAGE	1.55	
\$NLA(RCN)	\$341	OVERALL	1.000	20	TOWNHOUSE	1.00	
				9	NONE	1.00	
				9	WARM/COOL AIR	1.02	
				2	GAS	1.00	
				6	MIDDLE UNIT	1.00	
				99	CONDO MODEL	1.00	
				0	INT QUALITY	1.00	

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	664		22.80	15,139
+	BMF	N	BSMT FINISH-ADD	480		17.20	8,256
+	GAR	N	GARAGE	216		38.10	8,230
D	OPA	N	OPEN PORCH	52		24.40	1,269
+	WDK	N	ATT WOOD DECK	168		19.00	3,192
+	BAS	L	BAS AREA	672	2002	309.84	208,215
+	USF	L	UP-STRY FIN	864	2002	309.84	267,706

TOTAL RCN	523,390
CONDITION ELEM CD	
INTERIOR	A
KITCHEN	A
BATHS	A
EXTERIOR	A
EFF.YR/AGE 2002 / 20	
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$492,000