

Key: 1755

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.683

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCKENNA KAREN L & BRIAN K 50 SYLVESTOR RD SCITUATE, MA 02066				30-1-11-0				698 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCKENNA KAREN L & BRIAN K				09/01/2009	V	400,000	37680-15				
DENKER BERYL S				12/02/2008	H		36573-312				
SYLVESTER CATHERINE B				01/01/1968	QS		3405-650				

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	%
22-0302	03/22/2022	3	ALTERATIONS	7,200	08/03/2022	JD	100	100
08-529	10/23/2008	3	ALTERATIONS	8,000	07/20/2009	SJ	100	100

LAND

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	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	2,082	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	35,040

TOTAL	3.000 Acres	ZONING	FRNT	1,045	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E  C/W 10. #312. .	LAND	378,500	345,800		
Infl1	FACTOR 100		BUILDING	200,700	178,500		
Infl2	PHY 100		DETACHED	800	800		
			OTHER	0	0		
			TOTAL	580,000	525,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 25	0.75 8 X 8		64	17.03	800



BLDG COMMENTS

BU

BUILDING	CD	ADJ	DESC	MEASURE	8/3/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/3/2022	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	3/22/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1792	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	358,331		
NET AREA	1,181	DETAIL ADJ	1.173	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	236		63.15	14,903	CONDITION ELEM	CD		
\$NLA(RCN)	\$303	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	945	1792	266.56	251,895	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	236	1792	172.22	40,645	INTERIOR	F		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	236		37.00	8,732	KITCHEN	F		
				FLOOR COVER	24	COMB	1.00	B	EPA	N	ENCLOSED PORCH	225		90.20	20,295	BATHS	F		
				INT FINISH	1	PLASTER	1.00	C	WDK	N	WOOD DECK	12		38.42	461	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	F24	O		FPL 2S 4OP	1		18,585.00	18,585	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1963 / 59
																		COND	44 44 %
																		FUNC	0
																		ECON	0
																		DEPR	44 % GD 56
																		RCNLD	\$200,700

