

Key: 1774

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.702

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCKENNA BRIAN & KAREN L 50 SYLVESTER RD SCITUATE, MA 02066				30-3-7-0				50 SYLVESTER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCKENNA BRIAN & KAREN L				07/31/2000	QS	444,000	18745-296				
FERREIRA GREGORY S & LAUR				02/09/1996	QS	218,000	14132-162				
WILSHIRE CREDIT CORPORATI				10/27/1995	L	140,350	13920-181				

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	%
13-076	02/20/2013	3	ALTERATIONS	12,000	07/08/2013	SJ	100	100
12-743	12/05/2012	3	ALTERATIONS	8,000	07/08/2013	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.152	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	3,010

TOTAL	1.070 Acres	ZONING	W. SCITUATE	FRNT	158	ASSESSED	CURRENT	PREVIOUS
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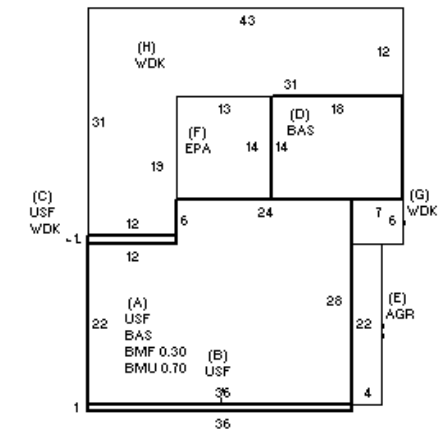
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
Ngh			W. SCITUATE				
Inf1			FACTOR 100				
Inf2			PHY 100				

BUILDING	CD	ADJ	DESC	MEASURE	7/8/2013	SJ
MODEL	1		RESIDENTIAL	LIST	7/8/2013	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/22/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	541,384
NET AREA	2,172	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	655		48.08	31,491		
\$NLA(RCN)	\$249	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	281		67.49	18,965		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	984	1971	178.78	175,915		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	798		38.40	30,643		
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,188	1971	196.59	233,546		
				INT FINISH	99	N/A	1.00	E	AGR	N	ATT GARAGE	88		66.15	5,821		
				HEATING/COOLING	5	ELECTRIC BB	0.99	F	EPA	N	ENCLOSED PORCH	182		90.20	16,416		
				FUEL SOURCE	3	ELECTRIC	1.00		BMG	O	BSMT GARAGE	2		2,491.00	4,982		
									F21	O	FPL 2S 1OP	2		8,238.50	16,477		



BLDG COMMENTS  
OTHER FIX=SINK  
FY12 QUALITY CHANGE FROM GD TO AVG PER  
FIELD REVIEW.



CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1995 / 27
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$416,900