

Key: 1906

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.833

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
KELSEY BRIAN C & BINGHAM AMBER L 38 PHEASANT HILL DR SCITUATE, MA 02066				31-1-43-G				38 PHEASANT HILL DR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				KELSEY BRIAN C & CALLANAN KEVIN B & ANN E				11/16/2020	QS	715,000	(131099)	
				CALLANAN KEVIN B & ANN E				01/06/2000	F	(96815)		
				CALLANAN KEVIN B & ANN E				01/01/1972	XX	47444-0		

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	%
21-128	02/16/2021	3	ALTERATIONS	6,000	07/14/2021	JD	100	100

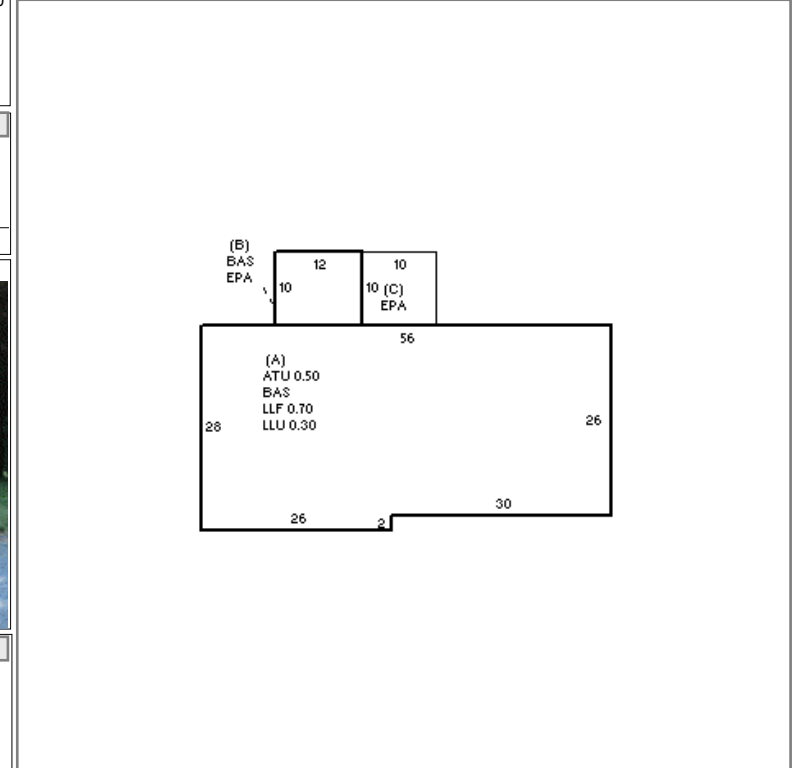
LAND

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	100	1.00	440,000	1.00	100	1.00	R04 1.00	404,040
300	A	1,612	WS 1.00	100	1.00	100	1.00	9,900	1.00	W50	0.50	R04 1.00	15,960

TOTAL	2.530 Acres	ZONING	FRNT	193	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	420,000	382,600
Infl1	FACTOR 100				BUILDING	421,100	380,100
Infl2	PHY 100				DETACHED	0	0
					OTHER	0	0
					<b>TOTAL</b>	<b>841,100</b>	<b>762,700</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/14/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/24/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	584,912		
NET AREA	2,684	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	452		57.32	25,909	CONDITION ELEM	CD		
\$NLA(RCN)	\$218	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	1,056	1966	136.18	143,808	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,628	1966	197.44	321,425	INTERIOR	G		
				ROOF COVER	2	WOOD SHINGLES	1.01	A	ATU	N	ATTIC UNF	754		44.40	33,478	KITCHEN	G		
				FLOOR COVER	24	COMB	1.00	+	EPA	N	ENCLOSED PORCH	220		108.24	23,813	BATHS	G		
				INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	2		2,989.20	5,978	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02		F22	O	FPL 2S 2OP	1		13,566.00	13,566	ELECT	A		
				FUEL SOURCE	1	OIL	1.00		FPL	O	FIREPLACE	1		9,375.60	9,376				
																		EFF.YR/AGE	1977 / 45
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$421,100