

Key: 2241

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.160

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
RANA OSMAN & MEGHAN 54 TOWNSEND RD SCITUATE, MA 02066				21-4-29-F				54 TOWNSEND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RANA OSMAN & MEGHAN				12/01/2020	QS	775,000	53924-56				
WASNER RAIMUND J &				05/26/1989	QS	278,500	9161-147				
KENNEDY MICHAEL & RACHEL				01/01/1967	QS		3278-526				

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 %

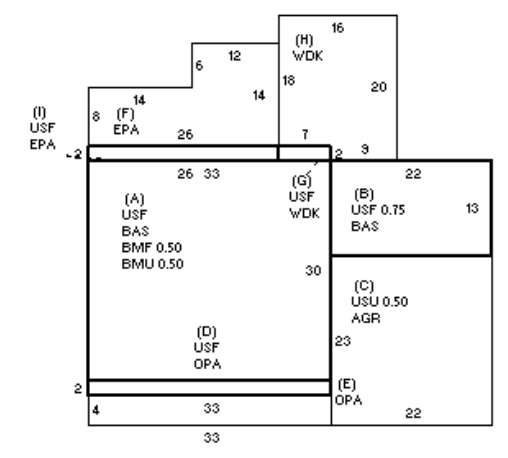
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	NS	1.00	100	1.00	100	1.00	R04	1.00		377,740

DETACHED

TOTAL	20,000 SF	ZONING	FRNT	126	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E			LAND	377,700	343,400
Inf1	FACTOR 100		BUILDING	544,100	503,200		
Inf2	PHY 100		DETACHED	16,300	15,500		
			OTHER	0	0		
					TOTAL	938,100	862,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	40 0.60 GUNITE40 X 2	1980	800	33.98	16,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/24/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/24/2021	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/28/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	715,926
NET AREA	2,613	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	495		52.01	25,743		
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	495		73.01	36,138		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,337	1965	194.22	259,677		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,276	1965	213.58	272,522		
				FLOOR COVER	24	COMB	1.00	C	AGR	N	ATT GARAGE	506		48.37	24,473		
				INT FINISH	1	PLASTER	1.00	C	USU	N	UPPER STORY UNF	253		85.61	21,680		
				HEATING/COOLING	2	HOT WATER	1.02	+	OPA	N	OPEN PORCH	198		56.65	11,217		
				FUEL SOURCE	2	GAS	1.00	+	EPA	N	ENCLOSED PORCH	332		99.22	32,941		
								+	WDK	N	WOOD DECK	320		42.24	13,517		
								F21	O		FPL 2S 1OP	1		9,062.90	9,063		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A

EFF.YR/AGE	1991 / 31
COND	25 25%
FUNC	0
ECON	0
DEPR	24 % GD 76

RCNLD	\$544,100
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