Key: 2278

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,197

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KONIECZNY KRISTEN & DEREK 4 AQUINNAH PTH SCITUATE, MA 02066	27-6-39-A	4 AQUINNAH PTH

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KONIECZNY KRISTEN & DEREK	02/26/2020	QS	870,000	(129874)
SCIONTI MARK W & KARI G	09/15/2017	QS	810,000	(125776)
D SHEERIN CONSTRUCTION IN	12/30/2015	V	460,333	(122904)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

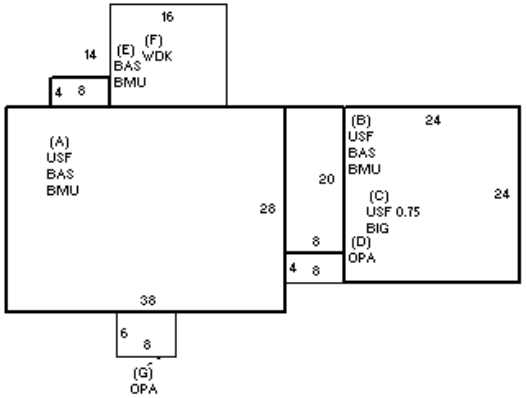
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		04/10/2018	JD	100	100
		7	OTHERS		04/21/2016	SJ	100	100
15-740	11/13/2015	1	NEW CONST	350,000	06/30/2016	SJ	100	20
15-470	11/13/2015	1	NEW CONST	350,000	05/22/2017	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,158	NS 1.00	100 1.00	100 1.00	374,000	1.70	100 1.00	R03 0.85			323,700

TOTAL	22,158 SF	ZONING		FRNT	472
Ngh	NO. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	323,700	311,600
BUILDING	859,500	748,900
DETACHED	0	0
OTHER	0	0
TOTAL	**1,183,200**	**1,060,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/17/2017

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	V	1.40	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/22/2017	SJ
LIST	4/10/2018	JD
REVIEW	9/14/2020	JD

BLDG COMMENTS

MLS

YEAR BLT	2017	SIZE ADJ	1.000
NET AREA	2,912	DETAIL ADJ	1.030
$NLA(RCN)	$311	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$9,229
# UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,256		62.18	78,100
+	BAS	L	BASE AREA	1,256	2017	273.88	343,994
+	USF	L	UPPER STORY FIN	1,656	2017	249.06	412,451
C	BIG	N	BUILT-IN GARAGE	576		61.49	35,420
+	OPA	N	OPEN PORCH	80		72.10	5,768
F	WDK	N	WOOD DECK	224		53.76	12,043
	GFP	O	GAS FIREPLACE	1		7,778.40	7,778

TOTAL RCN 904,784

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

EFF.YR/AGE 2017 / 5

COND	5	5 %	
FUNC	0		
ECON	0		
DEPR	5	% GD	95

RCNLD $859,500