

Key: 2371

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.281

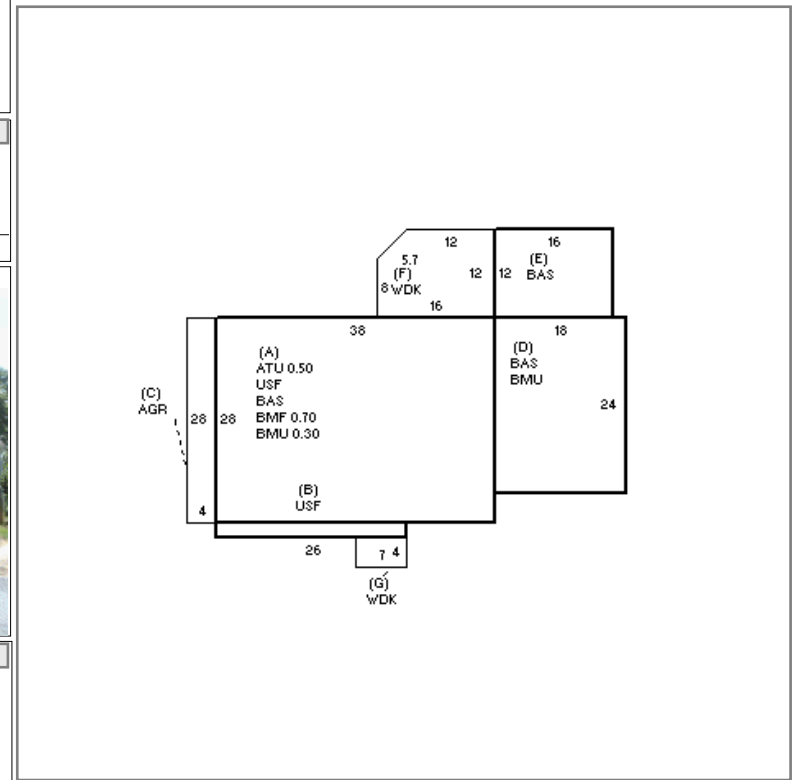
LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MCMANUS RYAN P & KATIE E				27-1-7-G				13 KIMBERLY RD				
13 KIMBERLY RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				MCMANUS RYAN P & KATIE E				02/01/2018	QS	825,000	49468-235	
				KENNY KEVIN P & LYNNNE				10/17/1996	QS	328,625	14723-275	
				FALARO MARTIN M & CATHERI				03/18/1988	QS	350,000	8341-321	
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,337	SC	1.00	100	1.00	100	1.00	R06	1.40		531,540

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 %
23-0863	09/21/2023	3	ALTERATIONS	77,000			0 0
22-0397	04/19/2022	2	ADDITIONS	80,365	06/22/2022	JD	100 50
22-0397	04/19/2022	2	ADDITIONS	80,365	01/12/2023	JD	100 100
14-125	04/01/2014	3	ALTERATIONS	22,000	07/10/2014	MR	100 100
07-676	11/19/2007	3	ALTERATIONS	5,850	06/18/2008	SJ	100 100

TOTAL	21,337 SF	ZONING	FRNT	138	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	531,500	379,700
Inf1	FACTOR 100		BUILDING	746,700	698,400		
Inf2	PHY 100		DETACHED	27,300	13,700		
			OTHER	0	0		
			<b>TOTAL</b>	<b>1,305,500</b>	<b>1,091,800</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20	10 0.90 18X38	2022	684	41.99	25,800
SHF	G	1.20	10 0.90 12X8		96	17.94	1,500



BUILDING	CD	ADJ	DESC	MEASURE	4/2/2019	JD
MODEL	1		RESIDENTIAL	LIST	4/2/2019	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	1/12/2023	JD
QUALITY	G	1.20	GOOD [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	OTHER FIX=SINK		

DET  
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YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	811,590		
NET AREA	2,804	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	751		51.23	38,472	CONDITION ELEM	CD		
\$NLA(RCN)	\$289	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	745		71.91	53,575	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	532		44.40	23,621	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,116	1987	214.67	239,570	KITCHEN	V		
				FLOOR COVER	24	COMB	1.00	C	AGR	N	ATT GARAGE	112		79.38	8,891	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,688	1987	236.06	398,465	HEAT	U		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	W/DK	N	WOOD DECK	212		46.08	9,769	ELECT	U		
				FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	2		2,989.20	5,978				
													F22	O	FPL 2S 2OP	1	13,566.00	13,566	
													KIT	O	XTRA KITCHEN	1	7,816.80	7,817	
													EFF.YR/AGE		2014 / 8				
													COND	8 8 %					
													FUNC	0					
													ECON	0					
													DEPR	8 % GD		92			
													RCNLD			\$746,700			