

Key: 268

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 256

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
CONCANNON WILLIAM P & KATHLEEN T 53 SUMMER STREET SCITUATE, MA 02066		17-2-1-0		53 SUMMER ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CONCANNON WILLIAM P & CULLINANE EDWARD G AND MA		01/01/1979	QS	4434-9	
		01/01/1948	XX	1975-85	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
93-492	08/27/1993	6	CYCL GROWTH		06/16/2005	
93-333	06/15/1993	1	NEW CONST			100
		4	DEMO			100
		7	OTHERS			100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,669	WS 1.00	100	1.00	374,000	2.66	100	1.00	R03	0.85	312,670

TOTAL	13,669 SF	ZONING		FRNT	118	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE	LAND		312,700	284,300	
Infl1	FACTOR 100		BUILDING		166,600	156,400		
Infl2	PHY 100		DETACHED		13,100	12,400		
			OTHER		0	0		
TOTAL				TOTAL		492,400	453,100	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	20 0.80 GARAGE	1994	352	46.36	13,100

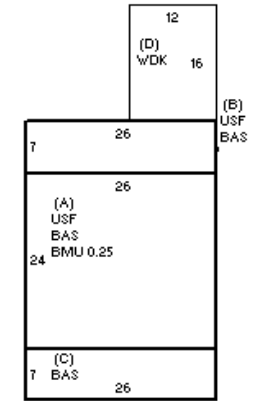


BLDG COMMENTS

OTHER FIX=WATER CLOSET

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/11/2011	PL
MODEL	1		RESIDENTIAL	LIST	4/11/2011	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/7/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



G

YEAR BLT	1921	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	462,767		
NET AREA	1,794	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	156		63.15	9,851				
\$NLA(RCN)	\$258	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	806	1921	229.01	184,582				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	988	1921	251.83	248,805				
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	192		38.40	7,373				
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 10P	1		8,239.00	8,239				
				INT FINISH	99	N/A	1.00												
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	99	N/A	1.00												
																		CONDITION ELEM	CD
																		EXTERIOR	
																		INTERIOR	
																		KITCHEN	
																		BATHS	
																		HEAT	
																		ELECT	
																		EFF.YR/AGE	1952 / 70
																		COND	64 64 %
																		FUNC	0
																		ECON	0
																		DEPR	64 % GD 36
																		RCNLD	\$166,600