Key: 3260

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,143

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KAVANAH JAMES S TR C/O MAUREEN KAVANAH 10 ARBORWAY JAMAICA PLAIN, MA 02130	28-6-3-0	51 SEASIDE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KAVANAH JAMES S TR	04/03/2018	F	10	49658-180
KAVANAH JAMES S	06/27/1994	F	10	12973-307
KAVANAH JAMES S & TERESA	01/01/1957	XX		2539-440

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

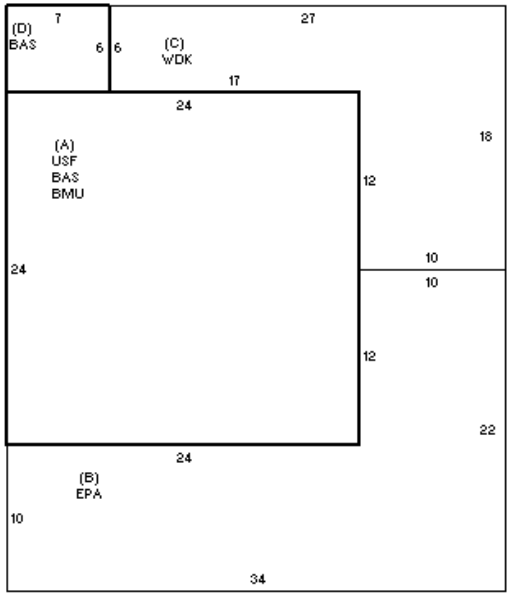
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		03/23/2023	JD	100	100
92-585	07/17/1992	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,202	OS 1.00	100 1.00	100 1.00	704,000	6.66	100 1.00	WF7 1.60			560,080

TOTAL	5,202 SF	ZONING		FRNT	76
Ngh	OCEANSIDE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	560,100	509,200
BUILDING	264,100	104,900
DETACHED	0	0
OTHER	0	0
TOTAL	**824,200**	**614,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/22/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/22/2023	JD
LIST	3/22/2023	EST
REVIEW	4/6/2011	KT

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,194	DETAIL ADJ	1.200
$NLA(RCN)	$335	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,880
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	576		57.09	32,882
A	USF	L	UPPER STORY FIN	576	1910	247.29	142,441
B	EPA	N	ENCLOSED PORCH	460		90.20	41,492
C	WDK	N	WOOD DECK	282		38.40	10,829
+	BAS	L	BASE AREA	618	1910	271.93	168,054
	ODS	O	OUT DOOR SHOWER	1		1,610.00	1,610

TOTAL RCN 400,188

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

EFF.YR/AGE 1970 / 52

COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66

RCNLD $264,100