Key: 3769

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,590

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KEENAN JON & KARA 49 GARDEN RD SCITUATE, MA 02066	34-26-11-0	49 GARDEN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KEENAN JON & KARA	03/28/2019	QS	420,000	(128270)
BAXTER ASHLEY F &	08/26/2014	QS	340,000	(120899)
KELLEY PAUL S & ALICE L	01/01/1972	QS		(46646)

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

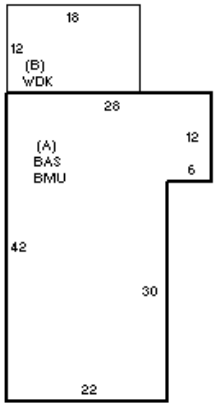
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12-035	01/30/2012	3	ALTERATIONS	18,000	07/12/2012	SJ	100	100
94-220	06/01/1994	3	ALTERATIONS				100	100
92-327	04/28/1992	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100 1.00	100 1.00	440,000	3.58	100 1.00	R03 1.00			361,190

TOTAL	10,019 SF	ZONING		FRNT	96
Ngh	OCEANSIDE	NOTE	C/W 12		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	361,200	328,400
BUILDING	200,500	178,300
DETACHED	16,600	15,800
OTHER	0	0
TOTAL	**578,300**	**522,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90	18 X 20	2012	360	51.11	16,600

PHOTO 10/23/2003

BLDG COMMENTS

MLS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.85	COTT/BUNGALOW [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/15/2009	PL
LIST	5/15/2009	EST
REVIEW	8/31/2020	JD

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	996	DETAIL ADJ	0.867
$NLA(RCN)	$272	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,081
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	996		47.19	47,005
A	BAS	L	BASE AREA	996	1920	207.07	206,243
B	WDK	N	WOOD DECK	216		38.40	8,294
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	270,904

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

EFF.YR/AGE	1984 / 38	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$200,500