

Key: 3778

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.598

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KENNEDY JEROME & JOHN TR 234 WELD STREET WEST ROXBURY, MA 02132				28-16-23-0				5 MARSHALL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KENNEDY JEROME & JOHN TR				04/23/2020	F		1 52646-281				
KENNEDY JEROME & JANE				01/01/1978	QS		4322-247				
WOOD ARTHUR A AND EMELIA				01/01/1973	XX		3760-743				

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

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,650 OS	1.00	100	1.00	100	1.00	440,000	6.16	100	1.00	V11 1.00	351,310

TOTAL	5,650 SF	ZONING	FRNT 96	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M34	LAND	351,300	319,400
Infl1	FACTOR 100			BUILDING	72,800	52,800
Infl2	PHY 100			DETACHED	0	0
				OTHER	0	0
				TOTAL	424,100	372,200

DETACHED

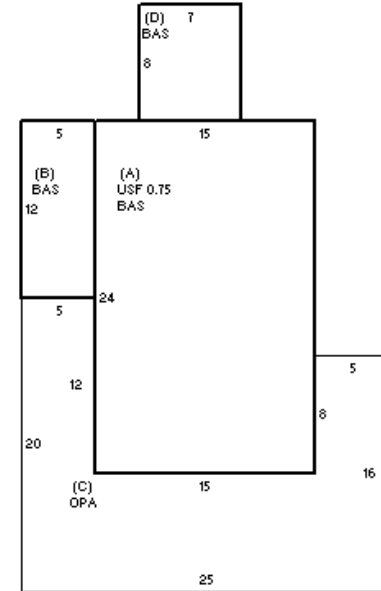
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2023	JD
MODEL	1		RESIDENTIAL	LIST	3/22/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/6/2011	ER
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1915	SIZE ADJ	1.000
NET AREA	746	DETAIL ADJ	0.968
\$NLA(RCN)	\$244	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	476	1915	229.93	109,446
EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	270	1915	209.10	56,456
ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	300		46.35	13,905
ROOF COVER	1	ASPH SHINGLES	1.00								
FLOOR COVER	2	SOFTWOOD	1.00								
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	13	NONE	0.85								
FUEL SOURCE	8	NONE	1.00								

TOTAL RCN	181,898
CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	
ELECT	A
EFF.YR/AGE	1954 / 68
COND	60 60 %
FUNC	0
ECON	0
DEPR	60 % GD 40
RCNLD	\$72,800

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	\$2,091
# UNITS	1	1.00