

Key: 3836

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.654

LEGALS

LAND

DETACHED

BUILDING

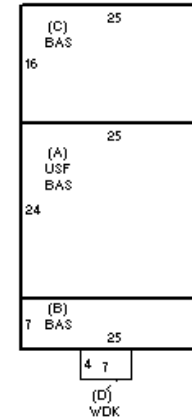
CURRENT OWNER		PARCEL ID	LOCATION			
KENSINGER TIMOTHY S TR & YASTRZEMSKI SUZANN TR 19 STANDISH AV SCITUATE, MA 02066		34-12-6-0	19 STANDISH AV			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
KENSINGER TIMOTHY S TR & KENSINGER TIMOTHY & WOOD CLARE A		06/28/2022	F	100	56966-316	
		01/13/2020	QS	525,000	52215-274	
		01/14/2014	QS	422,000	44003-97	

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	%
20-910	12/15/2020	3	ALTERATIONS	23,073	07/20/2021	JD	100	100
04-615	09/22/2004	3	ALTERATIONS	10,000	06/19/2006	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,650	OS	1.00	1.00	528,000	7.42	1.00	1.00	WV3	1.20	418,080

TOTAL	4,650 SF	ZONING	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	418,100	380,100
Inf1	FACTOR 100		BUILDING	307,800	273,900		
Inf2	PHY 100		DETACHED	15,400	14,600		
			OTHER	0	0		
					TOTAL	741,300	668,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	30 0.70 18 X 16	2005	288	60.88	12,300
PTD	A	1.00	20 0.80 20 X 20		400	7.51	2,400
SHF	A	1.00	40 0.60 8 X 8	2006	64	17.03	700



BUILDING	CD	ADJ	DESC	MEASURE	7/20/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/14/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	439,677		
NET AREA	1,775	DETAIL ADJ	1.200	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,175	1920	247.39	290,689				
\$NLA(RCN)	\$248	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	600	1920	224.98	134,987				
				ROOF SHAPE	2	HIP	1.00	D	WDK	N	WOOD DECK	28		38.39	1,075				
				ROOF COVER	1	ASPH SHINGLES	1.00		GEN	O	GENERATOR	1		0.00					
				FLOOR COVER	2	SOFTWOOD	1.00		GFP	O	GAS FIREPLACE	1		5,556.00	5,556				
				INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		1,610.00	1,610				
				HEATING/COOLING	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		CONDITION ELEM	CD
																		EXTERIOR	F
																		INTERIOR	A
																		KITCHEN	G
																		BATHS	G
																		HEAT	A
																		ELECT	U
																		EFF.YR/AGE	1973 / 49
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$307,800