

Key: 3943

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.762

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KAPLAN MATTHEW & KATHLEEN 40 CANNON BALL RD SHARON, MA 02067				38-2-6-0				58 BRANCH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KAPLAN MATTHEW & KATHLEEN				07/12/2022	O	560,000	57017-48				
BASU JOHN & MARJORIE				09/04/2001	F		20478-73				
YOUNG DONALD C				01/01/1975	XX		3977-559				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1060	100	ACC IMP					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-258	03/28/2023	1	NEW CONST	785,200	05/04/2023	JD	100	5
23-258	03/28/2023	1	NEW CONST	785,200	07/19/2023	JD	5	5
		7	OTHERS		06/10/2022	JD	100	100
89-470	08/28/1989	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	29,296	SC	1.00	100	1.00	100	1.00	R04	0.90		351,450

TOTAL	29,296 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	351,500	337,300
Infl1	FACTOR 100		BUILDING	0	139,800		
Infl2	PHY 100		DETACHED	34,700	8,100		
			OTHER	0	0		
			TOTAL	386,200	485,200		

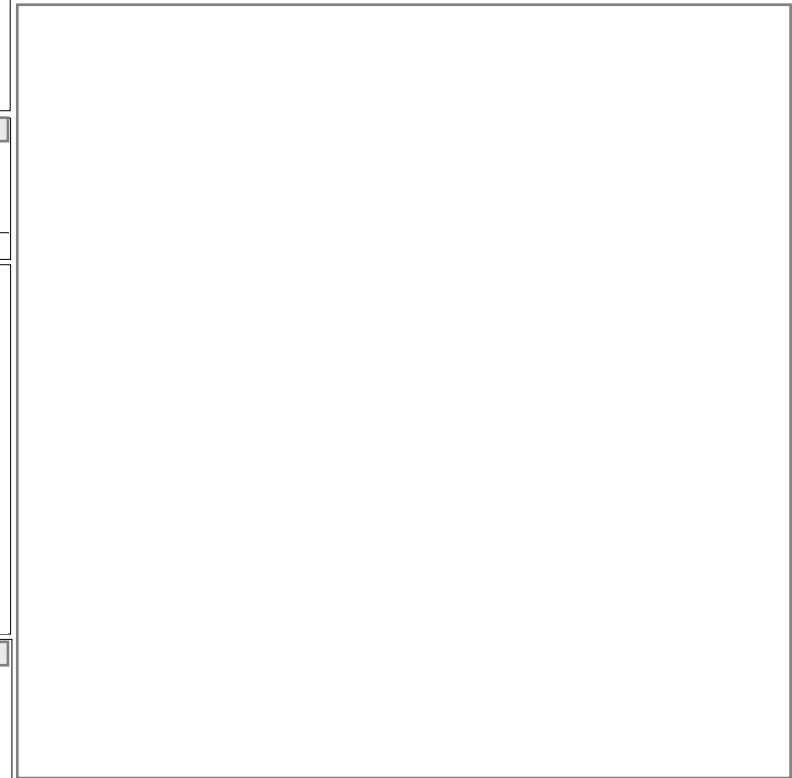
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
S/V	A	1.00	10 0.90	FOUNDATION	2023	35,000	1.10	34,700

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN



CAPACITY	UNITS	ADJ

TOTAL RCN	CONDITION ELEM	CD
EFF.YR/AGE		
COND		
FUNC		
ECON		
DEPR	% GD	
RCNLD		