Key: 4150

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,968

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KAMMAN JERALD V & MARJORIE K **31 CANDLEWOOD DRIVE** **SCITUATE, MA 02066**	**39-27-9-D**	**31 CANDLEWOOD DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KAMMAN JERALD V & MARJORI	06/17/1985	QS	173,200	6152-93
CARROLL JOSEPH P	07/06/1983	XX		5393-489

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

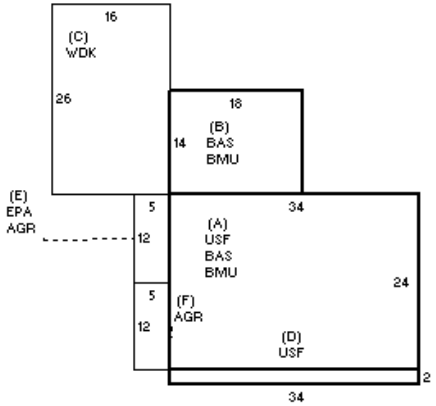
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-872	12/09/2020	3	ALTERATIONS	77	07/22/2021	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	OS	1.00	100	1.00	100	1.00	484,000	1.00	100	1.00	R04	1.10			444,440
300	A	5.552	OS	1.00	100	1.00	100	1.00	17,424	0.91	W80	0.80	R04	1.10			87,600

TOTAL	6.470 Acres	ZONING		FRNT	35
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	532,000	488,100
BUILDING	397,300	367,900
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	**930,400**	**857,100**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10	0.90	8 X 10	2020	80	15.97	1,100

PHOTO 09/08/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/10/2021	JD
LIST	8/10/2021	EST
REVIEW	4/4/2011	ER

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,952	DETAIL ADJ	1.020
$NLA(RCN)	$248	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$6,528
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,068		46.31	49,459
+	BAS	L	BASE AREA	1,068	1984	206.42	220,452
C	WDK	N	WOOD DECK	416		38.40	15,974
+	USF	L	UPPER STORY FIN	884	1984	187.71	165,938
+	AGR	N	ATT GARAGE	120		66.15	7,938
E	EPA	N	ENCLOSED PORCH	60		90.20	5,412
	BMG	O	BSMT GARAGE	2		2,491.00	4,982
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	484,496

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

EFF.YR/AGE	2004 / 18		
COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82
RCNLD			$397,300