

Key: 4177

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.995

LEGAL

LAND

DETACHED

BUILDING

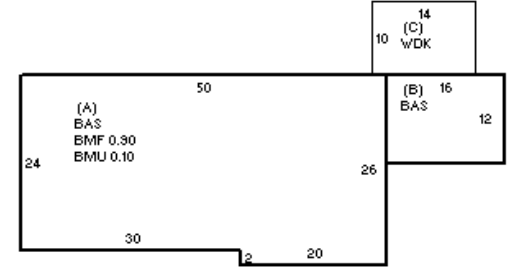
CURRENT OWNER				PARCEL ID				LOCATION			
KINGSBURY BRAD P & TARR JOY 22 CLOVER LN SCITUATE, MA 02066				39-27-40-0				22 CLOVER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KINGSBURY BRAD P & TARR J				12/06/2013	H	310,000	43895-51				
O'BRIEN JAMES P & MARY M				01/01/1962	QS	18,000	2853-237				
WEBB EDWARD F CO INC				01/01/1960	XX		2681-32				

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	%
13-856	12/23/2013	7 3	OTHERS ALTERATIONS	16,100	08/15/2023 07/10/2014	JD MR	100 100	100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,371	SC 1.00	100	1.00	396,000	1.45	100	1.00	R04	0.90	347,980

TOTAL	26,354 SF	ZONING	FRNT	90	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	348,000	333,900
Infl1	FACTOR 100		BUILDING	262,900	228,100		
Infl2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
			TOTAL	611,400	562,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		40	17.03	500



BUILDING	CD	ADJ	DESC	MEASURE	7/10/2014	MR
MODEL	1		RESIDENTIAL	LIST	7/25/2001	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	7/15/2014	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	355,298		
NET AREA	1,432	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	124		44.54	5,523	CONDITION ELEM	CD		
\$NLA(RCN)	\$248	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	1,116		62.53	69,781	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,432	1960	183.84	263,257	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	140		38.40	5,376	KITCHEN			
				FLOOR COVER	34	COMB	1.00	F11	O	O	FPL 1S 10P	1		7,281.00	7,281	BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT			
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1987 / 35
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$262,900