

Key: 4320

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.091

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
RAY ROBERT & REBECCA 55 MARION RD SCITUATE, MA 02066				40-12-17-F				55 MARION RD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
RAY ROBERT & REBECCA				04/23/2012	QS	267,000 (117328)						
KENNEY ELAINE C & RICHARD				10/14/2003	F	-100 (104270)						
KENNEY ELAINE C				12/13/1993	F	100 (85655)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,050	OS 1.00	100	1.00	440,000	3.56	100	1.00	R08	1.00	361,290

LAND

TOTAL	10,062 SF	ZONING	FRNT	334	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M39		LAND	361,300	328,500
Inf1	FACTOR 100		BUILDING	243,600	216,700		
Inf2	PHY 100		DETACHED	2,400	2,300		
			OTHER	0	0		
TOTAL					607,300	547,500	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 80 0.20	18 X 12		216	54.75	2,400

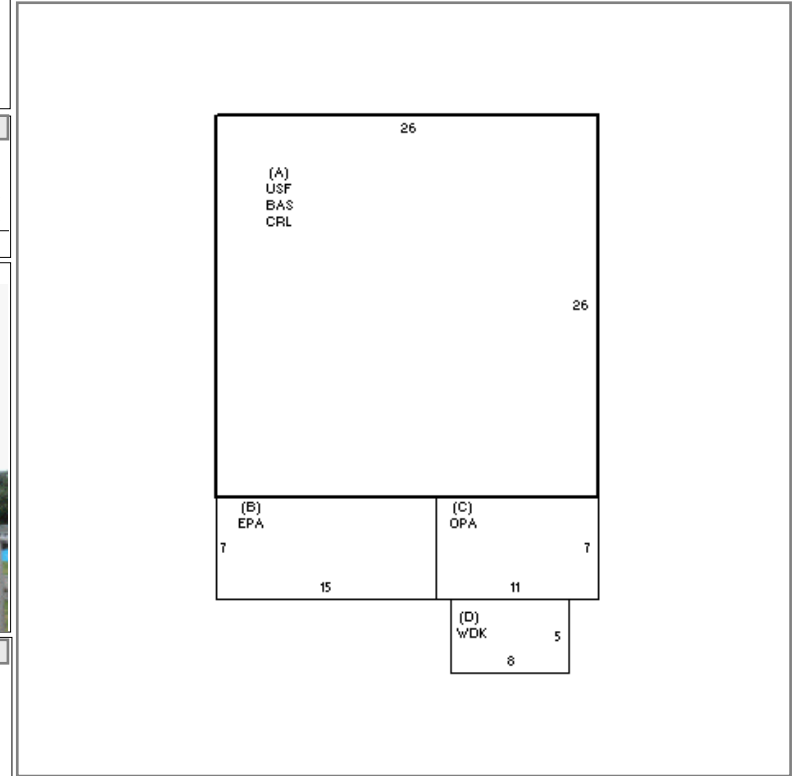


BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/1/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/1/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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	%
20-564	09/09/2020	3	ALTERATIONS	20,000	08/01/2021	JD	100	90
20-564	09/09/2020	3	ALTERATIONS	20,000	10/13/2021	JD	100	100
04-317	05/25/2004	3	ALTERATIONS	500		SJ	100	100
91-77	03/01/1991	3	ALTERATIONS				100	100



YEAR BLT	1935	SIZE ADJ	1.000
NET AREA	1,352	DETAIL ADJ	1.224
\$NLA(RCN)	\$282	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,938	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	380,599
FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	676		11.97	8,089		
EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	676	1935	268.34	181,398		
ROOF SHAPE	2	HIP	1.00	A	USF	L	UPPER STORY FIN	676	1935	244.03	164,962		
ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	105		90.20	9,471		
FLOOR COVER	2	SOFTWOOD	1.00	C	OPA	N	OPEN PORCH	77		51.51	3,966		
INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	40		38.40	1,536		
HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		8,239.00	8,239		
FUEL SOURCE	1	OIL	1.00										

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

EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0 uc
ECON	0
DEPR	36 % GD 64
RCNLD	\$243,600