

Key: 4340

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.111

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCDONALD CAROL A 49 KENNETH RD SCITUATE, MA 02066				40-11-25-0				49 KENNETH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCDONALD CAROL A				07/11/1989	QS		(78824)				
MCDONALD CAROL A & CATHER				01/01/1978	QS		58197-				
RIORDAN TIMOTHY F & DARLE				01/01/1973	XX		(C00048705)				

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	%
19-813	10/29/2019	2	ADDITIONS	39,000	07/13/2020	JD	100	100
00-608	12/15/2000	2	ADDITIONS				100	100
99-47	02/17/1999	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100	1.00	440,000	6.92	100	1.00	R08	1.00	349,460

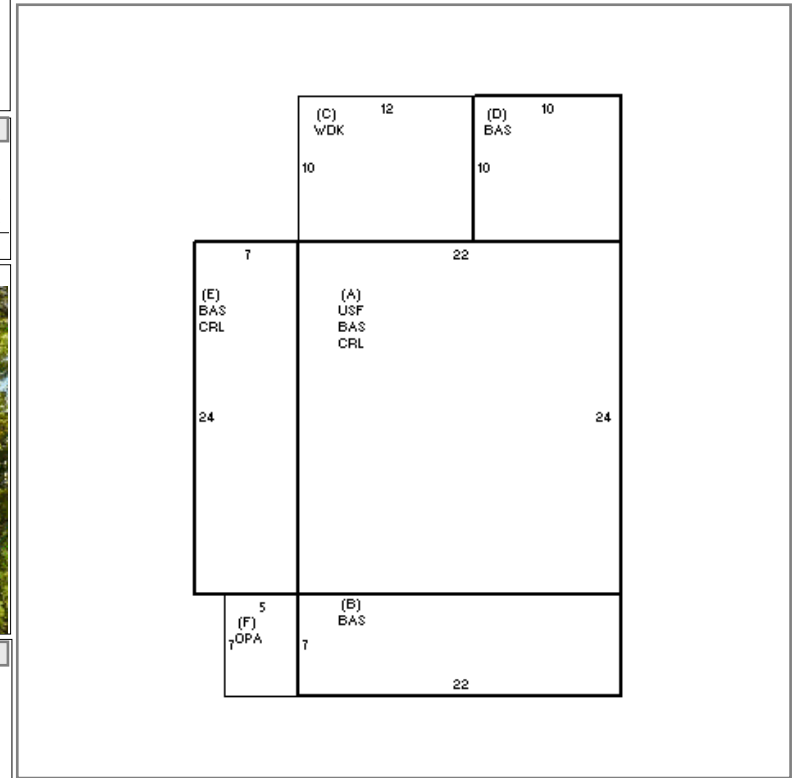
TOTAL	5,009 SF	ZONING	FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E  IN M39	LAND		349,500	317,700	
Inf1	FACTOR 100		BUILDING		339,100	301,900	
Inf2	PHY 100		DETACHED		7,400	7,000	
			OTHER		0	0	
<b>TOTAL</b>					<b>696,000</b>	<b>626,600</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 30 0.70	16 X 12		192	54.75	7,400



BUILDING	CD	ADJ	DESC	MEASURE	7/13/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/13/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/1/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	446,197
NET AREA	1,478	DETAIL ADJ	1.224	FOUNDATION	3	CONT WALL	1.00	+	CRL	N	BSMT CRAWL	696		13.03	9,067		
\$NLA(RCN)	\$302	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	528	1935	262.75	138,732		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	782	1935	288.93	225,943		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	120		42.24	5,069		
				FLOOR COVER	2	SOFTWOOD	1.00	E	BAS	L	BASE AREA	168	2019	288.93	48,540		
				INT FINISH	1	PLASTER	1.00	F	OPA	N	OPEN PORCH	35		56.67	1,983		
				HEATING/COOLING	2	HOT WATER	1.02	FPL	O		FIREPLACE	1		8,594.30	8,594		
				FUEL SOURCE	2	GAS	1.00	ODS	O		OUT DOOR SHOWER	1		1,806.20	1,806		



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

EFF.YR/AGE	1991 / 31
COND	25 25%
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$339,100