Key: 4343

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,114

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FIFE TERRENCE & SUSAN J LAGERSTROM-FIFE 55 KENNETH RD SCITUATE, MA 02066	40-11-28-0	55 KENNETH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FIFE TERRENCE &	08/27/2008	QS	595,000	(112392)
DELIGIANIDIS CHRIS, KEYES	03/07/2007	O	300,000	(110265)
LARSON NJAL F	11/07/2003	F		(104446)

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

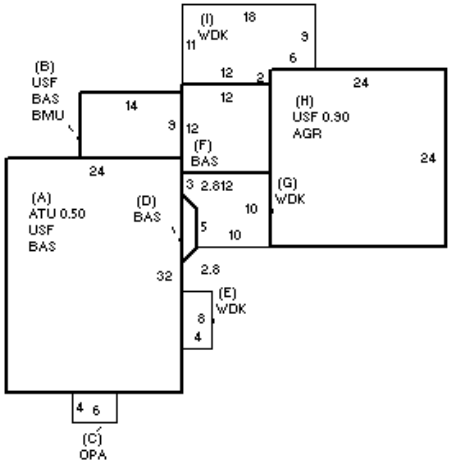
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-214	04/02/2020	2	ADDITIONS	8,000	07/13/2020	JD	100	100
14-597	09/16/2014	2	ADDITIONS	86,000	07/30/2015	SJ	100	100
07-203		3	ALTERATIONS	25,000	07/09/2008	SJ	75	100
07-203		3	ALTERATIONS	25,000	07/12/2007	SJ	75	75
07-103	03/13/2007	3	ALTERATIONS	20,000			100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,463	OS 1.00	100 1.00	100 1.00	440,000	3.77	100 1.00	R08 1.00			360,130

TOTAL	9,453 SF	ZONING		FRNT	49
Ngh	OCEANSIDE	NOTE	IN M39 C/W 29		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	360,100	327,400
BUILDING	617,600	555,700
DETACHED	1,300	1,200
OTHER	0	0
TOTAL	**979,000**	**884,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8 X 14		112	14.21	1,300

PHOTO 07/13/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/13/2020	JD
LIST	7/13/2020	EST
REVIEW	4/1/2011	ER

YEAR BLT	1918	SIZE ADJ	1.000
NET AREA	2,464	DETAIL ADJ	1.236
$NLA(RCN)	$285	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$8,701
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	912	1918	264.54	241,256
A	USF	L	UPPER STORY FIN	768	1918	240.57	184,755
A	ATU	N	ATTIC UNF	384		40.70	15,629
B	BMU	N	BSMT UNFINISHED	126		69.47	8,753
B	USF	L	UPPER STORY FIN	126	2008	240.57	30,312
C	OPA	N	OPEN PORCH	24		56.65	1,360
+	BAS	L	BASE AREA	140	2008	264.53	37,035
+	WDK	N	WOOD DECK	326		42.24	13,770
H	AGR	N	ATT GARAGE	576		46.91	27,019
H	USF	L	UPPER STORY FIN	518	2014	240.57	124,614
	FPL	O	FIREPLACE	1		8,594.30	8,594

TOTAL RCN	701,797

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

EFF.YR/AGE	2010 / 12	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$617,600