

Key: 4344

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.115

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RIST RICHARD D & LAURIE 46 KENNETH ROAD SCITUATE, MA 02066				39-7-1-0				46 KENNETH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RIST RICHARD D & LAURIE				06/07/1996	QS	(89714)					
GEORGE WILLIAM & ANNA M				02/05/1988	XX	1 28304-0					
GEORGE NICHOLAS & CHIRBAS				01/01/1975	XX	(C00053980)					

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	%
20-613	09/29/2020	3	ALTERATIONS	37,500	07/29/2021	JD	100	100
20-455	08/03/2020	3	ALTERATIONS	39,500	07/29/2021	JD	100	100
17-477	07/24/2017	3	ALTERATIONS	7,600	06/26/2018	JD	100	100
96-364	08/07/1996	3	ALTERATIONS				100	100

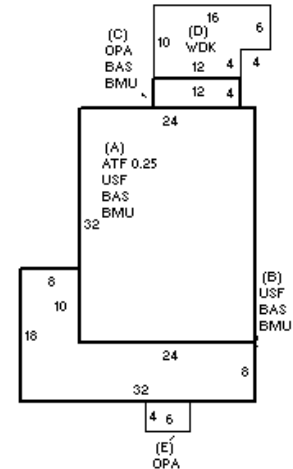
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,243 OS	1.00	100	1.00	100	1.00	440,000	6.61	100	1.00	R08 1.00	350,170

TOTAL	5,243 SF	ZONING		FRNT	178	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	350,200	318,300			
Inf1	FACTOR 100		BUILDING	407,800	362,600			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>758,000</b>	<b>680,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/28/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/28/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1932	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,448	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,152		45.38	52,282
\$NLA(RCN)	\$252	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,152	1932	238.41	274,648
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UPPER STORY FIN	1,104	1932	216.81	239,356
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	192	1932	154.04	29,575
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	144		38.40	5,530
				INT FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	72		51.50	3,708
				HEATING/COOLING	2	HOT WATER	1.02	FPL	O	FIREPLACE	1			7,813.00	7,813
				FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1			0.00	

TOTAL RCN	617,808	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1970 / 52	
COND	34	34 %
FUNC	0	
ECON	0	
DEPR	34	% GD 66
RCNLD	\$407,800	