

Key: 4346

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.117

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RUCK STEPHEN O & DIANNE M 86 GLOVER AVE NO QUINCY, MA 02171				39-7-3-0				42 KENNETH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RUCK STEPHEN O & DIANNE M				10/31/2001	A	60,000 (100197)					
DOHERTY KATHLEEN & THOMAS				09/17/1993	QS	70,000 85224-					
RUCK GEORGE P & MARY E				01/01/1967	XX	38676-0					

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 %
21-1296	09/27/2021	3	ALTERATIONS	9,535	07/13/2022	JD	100 100
03-339	06/21/2003	3	ALTERATIONS				100 100
		2	ADDITIONS				100 100

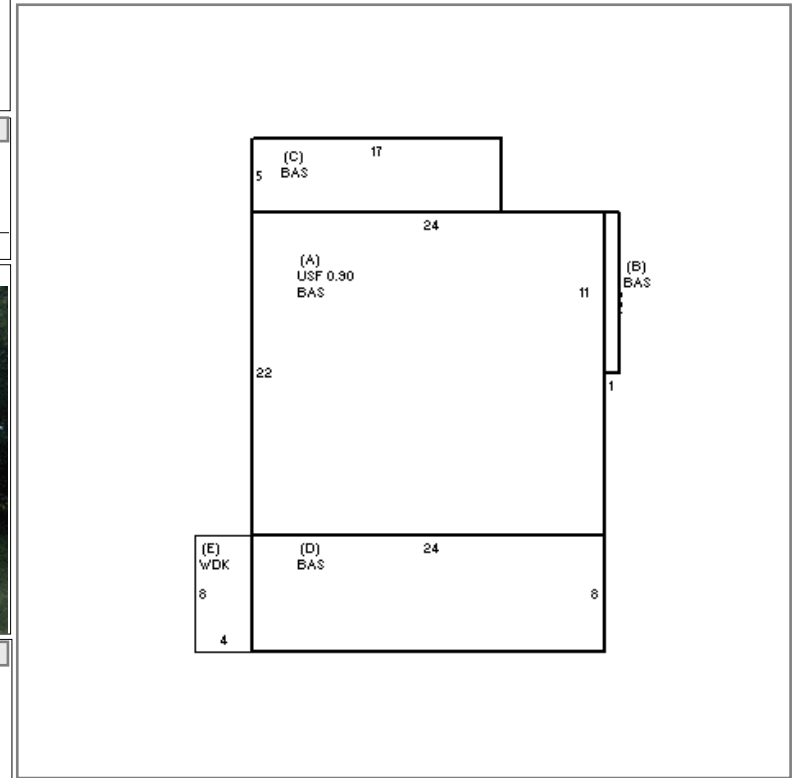
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,908 OS	1.00	100	1.00	440,000	7.04	100	1.00	R08	1.00	349,190

TOTAL	4,908 SF	ZONING		FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	349,200	317,500		
Inf1	FACTOR 100		BUILDING	229,200	203,900			
Inf2	PHY 100		DETACHED	600	500			
			OTHER	0	0			
				TOTAL	579,000	521,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 60 0.40	12 X 8		96	14.95	600



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/13/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/13/2022	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%]			

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,291	DETAIL ADJ	1.248	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	816	1935	277.02	226,050
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	475	1935	251.92	119,663
				ROOF SHAPE	1	GABLE	1.00	E	WDK	N	WOOD DECK	32		38.41	1,229
				ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
				FLOOR COVER	2	SOFTWOOD	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	11	HW/COOL AIR	1.04								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	358,176
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
ECON	0
DEPR	36 % GD 64
RCNLD	\$229,200