

Key: 4347

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.118

LEGAL

LAND

DETACHED


BUILDING

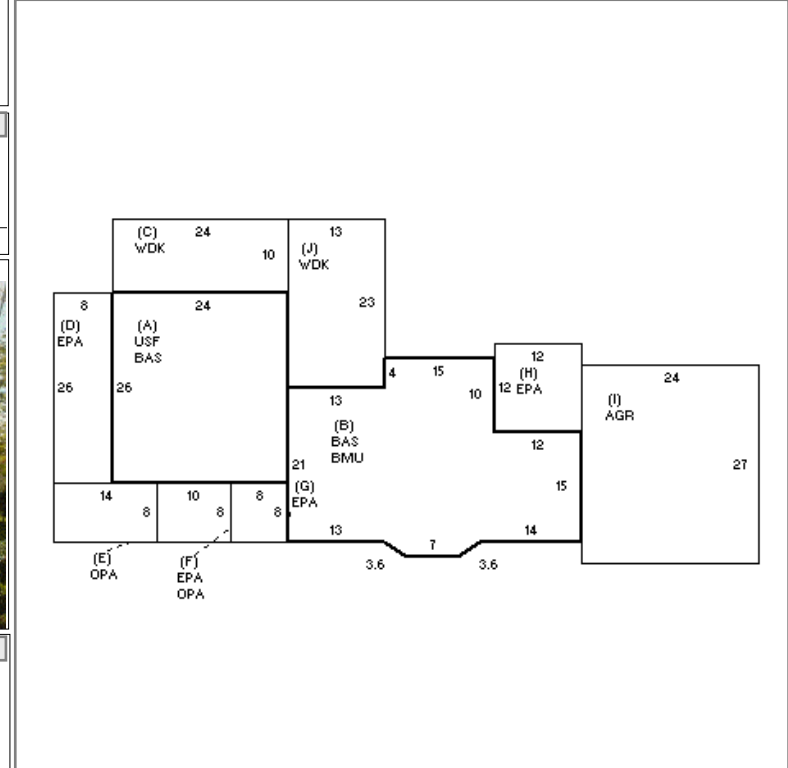
| CURRENT OWNER   |  |  |  |  | PARCEL ID  |   |            |  |              | LOCATION      |  |  |  |  |
|---|--|--|--|--|------------|---|------------|--|--------------|---------------|--|--|--|--|
| CLUTTERBUCK PETER & JANICE M<br>34 KENNETH RD<br>SCITUATE, MA 02066 |  |  |  |  | 39-7-5-0   |   |            |  |              | 34 KENNETH RD |  |  |  |  |
| TRANSFER HISTORY  |  |  |  |  | DOS        | T | SALE PRICE |  | BK-PG (Cert) |               |  |  |  |  |
| CLUTTERBUCK PETER & JANIC   |  |  |  |  | 06/09/2009 | A | 300,000    |  | (113386)     |               |  |  |  |  |
| CLUTTERBUCK J; BREEN M,M,   |  |  |  |  | 06/09/2009 | F | 1          |  | (113385)     |               |  |  |  |  |
| CLUTTERBUCK JANICE M TRUS   |  |  |  |  | 04/10/1992 | F | 1          |  | (82801)      |               |  |  |  |  |

| 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    | %   |
| 15-136 | 03/31/2015 | 3             | ALTERATIONS |        | 07/28/2015 | SJ  | 100    | 100 |
|        |            | 6             | CYCL GROWTH |        | 01/05/2004 | PJB | 100    | 100 |
| 90-721 | 11/29/1990 | 3             | ALTERATIONS |        |            |     | 100    | 100 |
|        |            | 7             | OTHERS      |        |            |     | 100    | 100 |

|     |   |          |         |      |      |          |      |      |      |     |            |           |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
| 100 | S | 15,532   | OS 1.00 | 100  | 1.00 | 440,000  | 2.36 | 100  | 1.00 | R08 | 1.00       | 370,920   |

|       |            |                               |          |         |          |         |          |
|-------|------------|-------------------------------|----------|---------|----------|---------|----------|
| TOTAL | 15,532 SF  | ZONING                        | FRNT     | 407     | ASSESSED | CURRENT | PREVIOUS |
| Ngh   | OCEANSIDE  | NOTE<br>IN-LAW/ACCESSORY DWG. | LAND     | 370,900 | 337,200  |         |          |
| Inf1  | FACTOR 100 |                               | BUILDING | 303,200 | 284,300  |         |          |
| Inf2  | PHY 100    |                               | DETACHED | 2,800   | 2,700    |         |          |
|       |            |                               | OTHER    | 0       | 0        |         |          |
|       |            |                               | TOTAL    | 676,900 | 624,200  |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO  | 10/17/2003  |
|-----|------|------|----------|----|-------|-----------|-------|--|-------------|
| DGF | L    | 0.80 | 70 0.30  |    | 216   | 43.80     | 2,800 |  | OCT 17 2003 |



| BUILDING | CD | ADJ  | DESC                | MEASURE | 7/28/2015 | SJ  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 7/28/2015 | 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%]   |         |           |     |

| BLDG COMMENTS | IN-LAW/ LEGAL ACCESSORY DWELLING |
|---------------|----------------------------------|
|---------------|----------------------------------|

| YEAR BLT     | 1930  | SIZE ADJ   | 1.000           | ELEMENT    | CD            | DESCRIPTION    | ADJ   | S    | BAT | T   | DESCRIPTION     | UNITS           | YB   | ADJ PRICE | RCN     | TOTAL RCN | 659,223 |
|--------------|-------|------------|-----------------|------------|---------------|----------------|-------|------|-----|-----|-----------------|-----------------|------|-----------|---------|-----------|---------|
| NET AREA     | 2,096 | DETAIL ADJ | 1.224           | FOUNDATION | 4             | CONT BSMT WALL | 1.00  | A    | BAS | L   | BASE AREA       | 624             | 1930 | 244.60    | 152,632 |           |         |
| \$NLA(RCN)   | \$315 | OVERALL    | 1.000           | EXT COVER  | 1             | WD SHINGLES    | 1.00  | A    | USF | L   | UPPER STORY FIN | 624             | 1930 | 222.44    | 138,802 |           |         |
| CAPACITY     |       |            | UNITS           | ADJ        | ROOF SHAPE    | 1              | GABLE | 1.00 | B   | BMU | N               | BSMT UNFINISHED | 848  | 49.55     | 42,020  | EXTERIOR  |         |
| STORIES      | 2     | 1.00       | ROOF COVER      | 1          | ASPH SHINGLES | 1.00           | 1.00  | B    | BAS | L   | BASE AREA       | 848             | 1990 | 244.60    | 207,423 | INTERIOR  |         |
| ROOMS        | 11    | 1.00       | FLOOR COVER     | 2          | SOFTWOOD      | 1.00           | 1.00  | +    | WDK | N   | WOOD DECK       | 539             |      | 38.40     | 20,698  | KITCHEN   |         |
| BEDROOMS     | 5     | 1.00       | INT FINISH      | 1          | PLASTER       | 1.00           | 1.00  | +    | EPA | N   | ENCLOSED PORCH  | 496             |      | 90.20     | 44,739  | BATHS     |         |
| BATHROOMS    | 2     | 1.00       | HEATING/COOLING | 1          | FORCED AIR    | 1.00           | 1.00  | +    | OPA | N   | OPEN PORCH      | 192             |      | 51.50     | 9,888   | BATHS     |         |
| # 1/2 BATHS  | 1     | 1.00       | FUEL SOURCE     | 99         | N/A           | 1.00           | 1.00  | I    | AGR | N   | ATT GARAGE      | 648             |      | 41.59     | 26,948  | HEAT      |         |
| TOT FIXTURES | 8     | \$7,834    |                 |            |               |                |       |      | F21 | O   | FPL 2S 1OP      | 1               |      | 8,239.00  | 8,239   | ELECT     |         |
| # UNITS      | 2     | 1.02       |                 |            |               |                |       |      |     |     |                 |                 |      |           |         |           |         |

|            |            |
|------------|------------|
| EFF.YR/AGE | 1957 / 65  |
| COND       | 54 54 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 54 % GD 46 |
| RCNLD      | \$303,200  |