

Key: 4379

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.149

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KEARNEY COLIN F JR TR 13 CURTIS AV SCITUATE, MA 02066				39-10-5-F				13 CURTIS AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KEARNEY COLIN F JR TR				08/27/2020	F	1	53327-16				
KEARNEY COLIN F AND PAULA				03/21/1995	P	77,500	13479-26				
LYNCH FRANCIS J & OLIVE				01/01/1955	XX		2378-385				

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 %
95-447	10/01/1995	3	ALTERATIONS				100 100
93-363	06/28/1993	3	ALTERATIONS				100 100

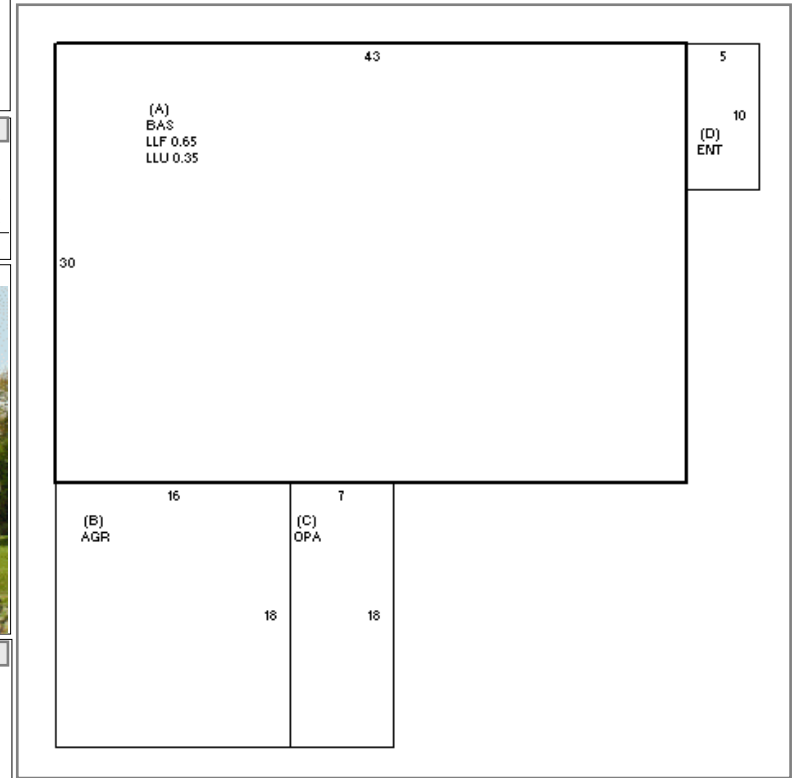
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,500 OS	1.00	100	1.00	100	1.00	440,000	4.70	100	1.00	R03 1.00	355,920

TOTAL	7,500 SF	ZONING	FRNT	77	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	355,900	323,600
Infl1	FACTOR 100		BUILDING	362,600	322,700		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		718,500	646,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/3/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/3/2009	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	4/1/2011	ER
QUALITY	+	1.10	AVG +/-GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,128	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	452		61.67	27,873
\$NLA(RCN)	\$216	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	LLF	L	LOWER LEVEL FIN	838	1996	146.50	122,771
				ROOF SHAPE	2	HIP	1.00	A	BAS	L	BASE AREA	1,290	1996	212.40	273,999
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	288		57.44	16,542
				FLOOR COVER	13	COMB	1.00	C	OPA	N	OPEN PORCH	126		56.65	7,138
				INT FINISH	2	DRYWALL	1.00	D	ENT	N	ENCLOSED ENTRY	50		107.47	5,374
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	458,976	CONDITION ELEM	CD
		EXTERIOR	
		INTERIOR	
		KITCHEN	
		BATHS	
		HEAT	
		ELECT	
EFF.YR/AGE		2000 / 22	
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			\$362,600