

Key: 4640

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.401

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION			
GROZIER DAMIAN & AMY E 72 KENNETH ROAD SCITUATE, MA 02066										40-10-1-A				72 KENNETH RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
GROZIER DAMIAN & AMY E										12/26/2001	F		(100521)				
GROZIER DAMIAN										05/05/1995	L	120,000	(C00087976)				
CANTERBURY INDIANA HOLDIN										12/16/1994	L	60,000	(C00087412)				

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	%
07-106	03/13/2007	3	ALTERATIONS		04/01/3290	PJB	100	100
06-357	06/15/2006	3	ALTERATIONS	57,100			100	100
		2	ADDITIONS	7,500	07/11/2007	SJ	100	10
02-485.1	04/16/2003	3	ALTERATIONS		01/20/2004	PJB	95	100

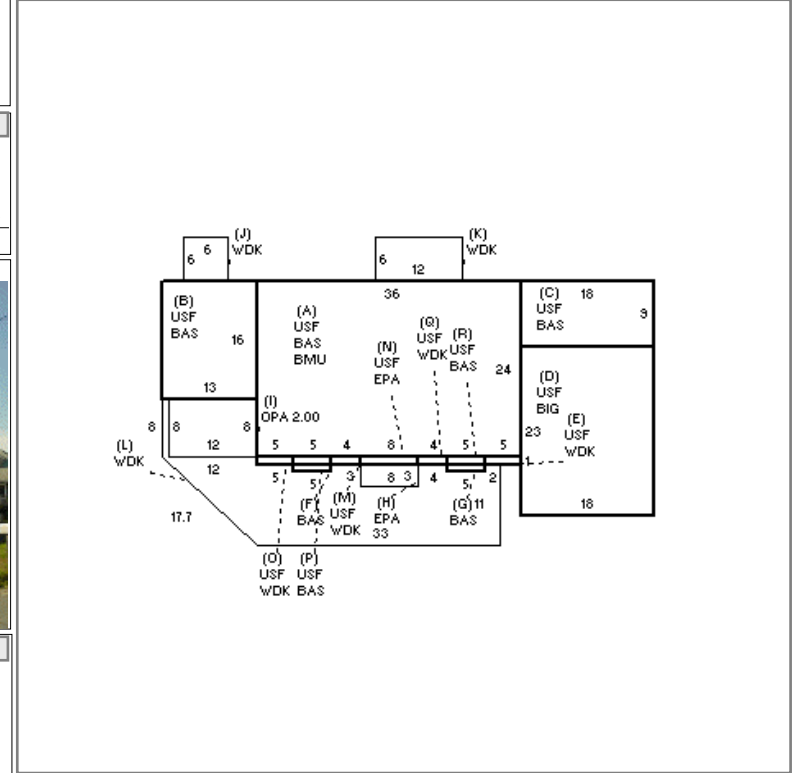
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,082 OS	1.00	100	1.00	528,000	3.55	100	1.00	WV3	1.20	433,620

DETACHED

TOTAL	10,082 SF	ZONING	FRNT	212	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	433,600	394,200		
Inf1	FACTOR 100		BUILDING	522,200	484,700		
Inf2	PHY 100		DETACHED	14,200	13,600		
			OTHER	0	0		
<b>TOTAL</b>				<b>970,000</b>	<b>892,500</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70			20	17.03	200
IPC	A	1.00 30 0.70			576	34.81	14,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/10/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/10/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/31/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	2,938	DETAIL ADJ	1.020
\$NLA(RCN)	\$243	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		54.18	46,814
EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,684	1973	193.58	325,986
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,254	1973	212.87	266,934
ROOF COVER	1	ASPH SHINGLES	1.00	D	BIG	N	BUILT-IN GARAGE	414		52.05	21,550
FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	541		42.24	22,851
INT FINISH	2	DRYWALL	1.00	+	EPA	N	ENCLOSED PORCH	32		99.21	3,175
HEATING/COOLING	2	HOT WATER	1.02	I	OPA	N	OPEN PORCH	192		56.65	10,877
FUEL SOURCE	99	N/A	1.00	F21	O		FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	715,328
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1980 / 42
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$522,200