

Key: 4644

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.405

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CURTIN LAURA A & GOODMAN ALAN D 58 KENNETH ROAD SCITUATE, MA 02066				40-10-5-0				58 KENNETH RD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				CURTIN LAURA A & TOMCHIK JEFFREY M & JULIE ROGERS JOHN A AND ANN				11/24/1993	QS	150,000	(85588)
				01/01/1984	XX		70543-0				
				01/01/1968	XX		(C00040477)				

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 %
		2	ADDITIONS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,554	OS 1.00	100	1.00	440,000	7.57	100	1.00	R08	1.00	348,100

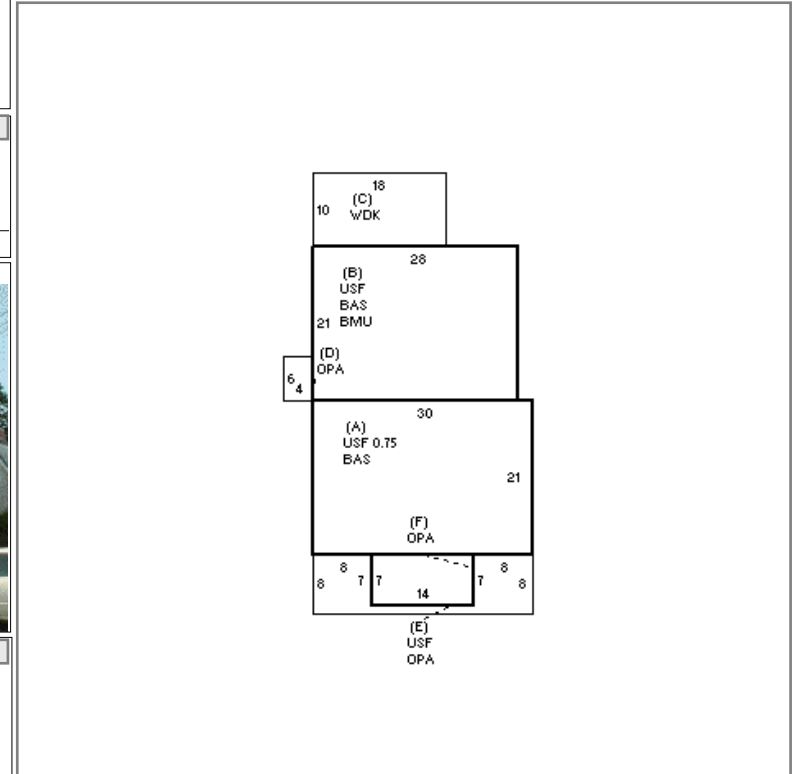
TOTAL	4,554 SF	ZONING	FRNT	106	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	348,100	316,500		
Infl1	FACTOR 100		BUILDING	487,000	432,900		
Infl2	PHY 100		DETACHED	3,500	3,400		
			OTHER	0	0		
			TOTAL	838,600	752,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		216	54.75	3,500



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/30/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/30/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	658,063		
NET AREA	2,377	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,218	1935	258.22	314,514	CONDITION ELEM	CD		
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,159	1935	234.82	272,162	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	588		62.24	36,597	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	180		42.24	7,603	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	264		56.65	14,956	BATHS			
				INT FINISH	1	PLASTER	1.00	F21	O	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$487,000