

Key: 4646

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.407

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY KEVIN B & CATHY S 44 KENNETH RD SCITUATE, MA 02066				40-10-6-0				56 KENNETH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCARTHY KEVIN B & CATHY				07/31/2003	QS	368,500	(103809)				
HILTZ JOHN R & FRAENKEL J				07/30/2002	QS	250,000	(C10172)				
SHAFFER WM B & MAUREEN R				08/14/2000	XX		(C00097927)				

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	%
09-212	05/26/2009	2	ADDITIONS	40,000	07/23/2010	SJ	100	100
09-212	05/26/2009	2	ADDITIONS	40,000	07/30/2009	SJ	100	100
02-465	08/19/2002	3	ALTERATIONS	40,000	08/09/2010	SJ	100	100
		2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,521	OS 1.00	100	1.00	440,000	7.62	100	1.00	R08	1.00	348,000

TOTAL	4,521 SF	ZONING		FRNT	99	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	348,000	316,400		
Inf1	FACTOR 100		BUILDING	246,700	232,500			
Inf2	PHY 100		DETACHED	500	500			
			OTHER	0	0			
				TOTAL	595,200	549,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		40	17.03	500

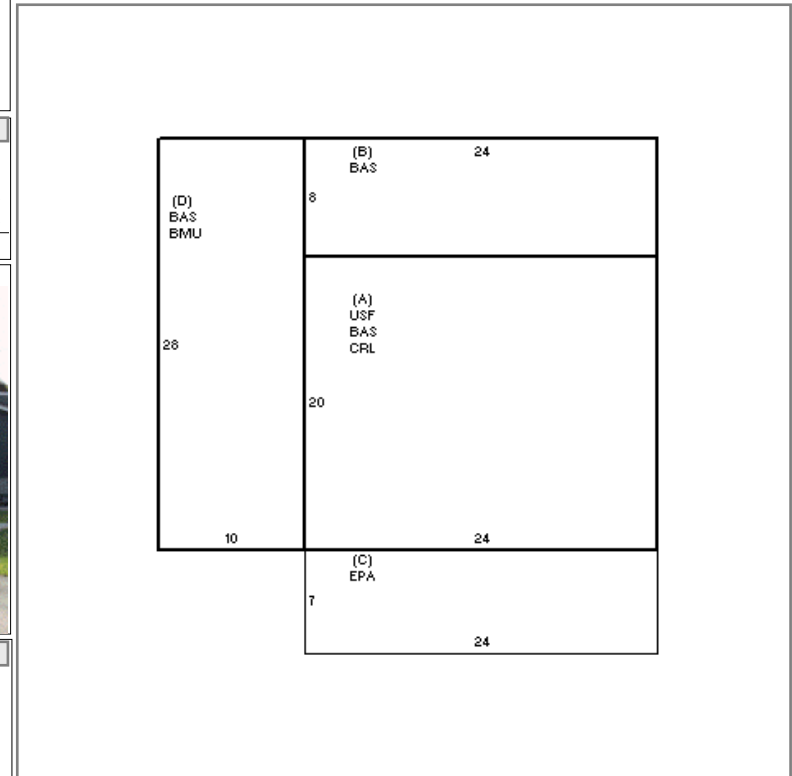


BLDG COMMENTS

FY12 FR- GOOD TO AVG

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/8/2010	SJ
MODEL	1		RESIDENTIAL	LIST	8/9/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/31/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1937	SIZE ADJ	1.000
NET AREA	1,432	DETAIL ADJ	1.030
\$NLA(RCN)	\$250	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,944	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	480		11.48	5,509
EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	480	1937	202.59	97,241
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	672	1937	222.77	149,701
ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	168		90.20	15,154
FLOOR COVER	2	SOFTWOOD	1.00	D	BMU	N	BSMT UNFINISHED	280		51.40	14,393
INT FINISH	1	PLASTER	1.00	D	BAS	L	BASE AREA	280	2009	222.77	62,375
HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O		FPL 2S 1OP	1		8,239.00	8,239
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	357,556
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$246,700