

Key: 4647

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.408

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRADY MARK A & ERICA 54 KENNETH RD SCITUATE, MA 02066				40-10-7-0				54 KENNETH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRADY MARK A & ERICA				01/30/1997	QS	166,500	(90924)				
HARRIS PETER J & CATHERIN				11/18/1992	QS	120,000	(L00083855)				
PHELAN MARGARET A & THOMA				09/11/1987	XX		75893-0				

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	%
05-611	09/23/2005	2	ADDITIONS	85,000	08/01/2006	SJ	100	100
		2	ADDITIONS		03/29/2004	PJB	100	100
03-264	05/22/2003	3	ALTERATIONS				100	100
97-44	02/01/1997	3	ALTERATIONS				100	100
92-801	10/01/1992	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,765	OS 1.00	100	1.00	440,000	4.05	100	1.00	R08	1.00	358,690

TOTAL	8,756 SF	ZONING	OCEANSIDE	FRNT	79	ASSESSED	LAND 358,700	CURRENT	372,600	PREVIOUS	326,100
Ngh	OCEANSIDE	NOTE C/W 8	LAND	358,700	326,100						
Inf1	FACTOR 100		BUILDING	372,600	336,200						
Inf2	PHY 100		DETACHED	6,400	6,100						
			OTHER	0	0						
TOTAL			737,700	668,400							

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	80 0.20		200	54.75	2,200
SHF	A	1.00	30 0.70		40	17.03	500
SHF	G	1.20	10 0.90	2003	300	13.76	3,700

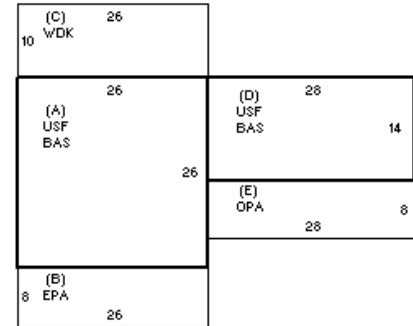


BLDG COMMENTS

FY12 FR- COTT/BUNG TO CONV

BUILDING	CD	ADJ	DESC	MEASURE	5/5/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/5/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1928	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	539,973	
NET AREA	2,136	DETAIL ADJ	1.198	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	676	1928	238.65	161,327	CONDITION ELEM	CD	
\$NLA(RCN)	\$253	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	676	1928	217.03	146,709	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	208	90.20	18,762	INTERIOR		
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	260	38.40	9,984	KITCHEN				
ROOMS	8	1.00	FLOOR COVER	2	SOFTWOOD	1.00	D	BAS	L	BASE AREA	392	2006	238.65	93,550	BATHS			
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	D	USF	L	UPPER STORY FIN	392	2006	217.03	85,074	HEAT			
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02	E	OPA	N	OPEN PORCH	224		51.50	11,536	ELECT			
# 1/2 BATHS	1	1.00	FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239				
TOT FIXTURES	5	\$4,792																
# UNITS	1	1.00																



EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$372,600