

Key: 4649

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.409

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
DOWLIN KERRY A & PENGELLY KIM 50 KENNETH RD SCITUATE, MA 02066				40-10-9-0				50 KENNETH RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DOWLIN KERRY A & DOWLIN KERRY A				08/19/2015	F	1 (122289)		
MOORE JAMES F & JOANNE M				08/19/2015	QS	379,000 (122288)						
				07/09/2010	QS	300,000 (114887)						

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	%
19-118	02/20/2019	2	ADDITIONS	123,000	08/08/2019	JD	100	90
19-118	02/20/2019	2	ADDITIONS	123,000	07/13/2020	JD	100	90
10-318	07/20/2010	3	ALTERATIONS	1,200	07/14/2011	SJ	100	100
07-345	06/20/2007	3	ALTERATIONS	2,832	07/09/2008	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,875 OS	1.00	100	1.00	100	1.00	440,000	7.09	100	1.00	R08 1.00	349,090

TOTAL	4,879 SF	ZONING	FRNT	55	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,100	317,400		
Inf1	FACTOR 100		BUILDING	241,500	215,000		
Inf2	PHY 100		DETACHED	10,800	10,300		
			OTHER	0	0		
			TOTAL	601,400	542,700		

DETACHED

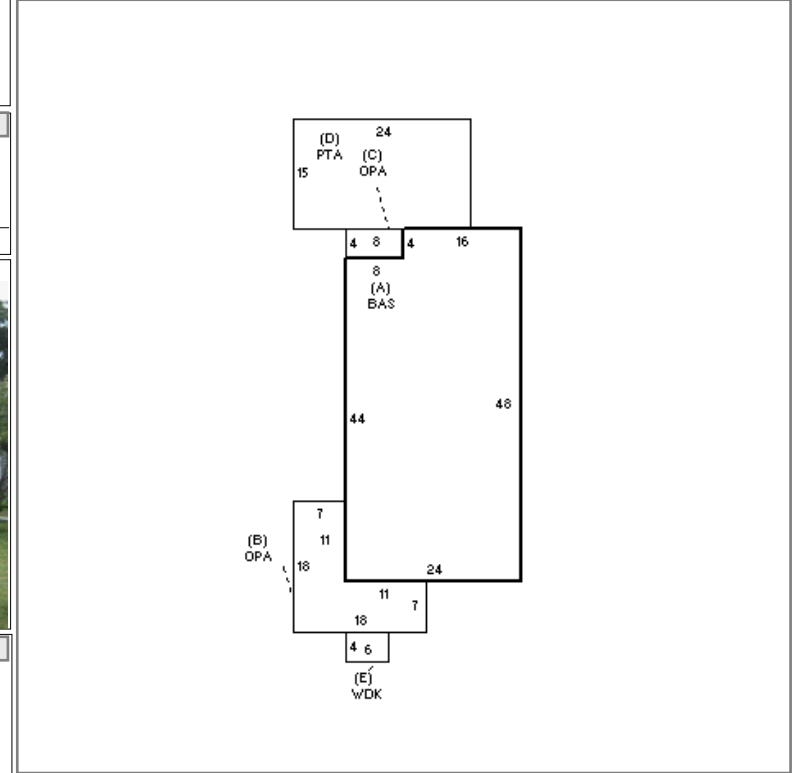
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 10X22		220	54.75	10,800



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/8/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/8/2019	JD
STYLE	1	0.85	RANCH [100%]	REVIEW	7/13/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1935	SIZE ADJ	1.000
NET AREA	1,120	DETAIL ADJ	0.875
\$NLA(RCN)	\$251	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$4,620
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	280,854
FOUNDATION	3	CONT WALL	1.00	A	BAS	L	BASE AREA	1,120	1935	221.97	248,603		
EXT COVER	1	WD SHINGLES	1.00	+	OPA	N	OPEN PORCH	235		56.65	13,313		
ROOF SHAPE	1	GABLE	1.00	D	PTA	N	PATIO	360		16.39	5,900		
ROOF COVER	1	ASPH SHINGLES	1.00	E	WDK	N	WOOD DECK	24		42.26	1,014		
FLOOR COVER	2	SOFTWOOD	1.00		GEN	O	GENERATOR	1		0.00			
INT FINISH	1	PLASTER	1.00		GFP	O	GAS FIREPLACE	1		6,111.60	6,112		
HEATING/COOLING	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHOWER	1		1,291.40	1,291		
FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86

RCNLD	\$241,500
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