

Key: 4652

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.412

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER							PARCEL ID					LOCATION										
MORRISON JOHN K & JOANNE TRS 48 KENNETH RD SCITUATE, MA 02066							40-10-10-0					48 KENNETH RD										
							TRANSFER HISTORY					DOS	T	SALE PRICE		BK-PG (Cert)						
							MORRISON JOHN K & JOANNE					10/20/2021	F	1 (132878)		1 (13287)						
							MORRISON JOHN K & JOANNE					06/21/2021	F	1 (13287)		1 (132186)						
CD	T	AC/SF/UN		Nqh		Infl1		Infl2		ADJ BASE		SAF		Infl3		Lpi		VC	CREDIT AMT		ADJ VALUE	
100	S	4,780		OS	1.00	100	1.00	100	1.00	440,000		7.22		100	1.00	R08	1.00			348,800		

TOTAL	4,792 SF	ZONING	FRNT	174	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	348,800	317,100
Infl1	FACTOR 100				BUILDING	125,900	117,100
Infl2	PHY 100				DETACHED	3,600	3,400
					OTHER	0	0
					TOTAL	478,300	437,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 70 0.30			220	54.75	3,600



BLDG COMMENTS		
FY12 FR- COTT/BUNG TO CONV		

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/15/2009	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%]			

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	286,169
NET AREA	856	DETAIL ADJ	1.140	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	856	1935	314.83	269,497	CONDITION ELEM CD	
\$NLA(RCN)	\$334	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	WDK	N	WOOD DECK	120		42.24	5,069	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00		FPL	O	FIREPLACE	1		8,594.30	8,594	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	
				INT FINISH	1	PLASTER	1.00									HEAT	
				HEATING/COOLING	99	N/A	1.00									ELECT	
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ													EFF.YR/AGE	
STORIES		1	1.00													1956 / 66	
ROOMS		5	1.00													COND	
BEDROOMS		3	1.00													FUNC	
BATHROOMS		1	1.00													0	
# 1/2 BATHS		0	1.00													ECON	
TOT FIXTURES		3	\$3,010													0	
# UNITS		1	1.00													DEPR	
																56 % GD	
																44	
																RCNLD	
																\$125,900	

