

Key: 4655

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.415

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GOLDSTEIN WENDY B & DIRADO MICHAEL 63 KENNETH ROAD SCITUATE, MA 02066				40-11-32-0				63 KENNETH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GOLDSTEIN WENDY B & BIRMINGHAM DAVID J AND JO				01/24/1994	QS	161,000 (85854)		(C00083168)			
MCNAMARA ALBERT J & CATHE				06/25/1992	QS	170,000		9048-0			
MCNAMARA ALBERT J & CATHE				01/01/1945	XX						

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	%
22-1283	12/12/2022	3	ALTERATIONS	56,000	07/26/2023	JD	100	100
06-138	03/24/2006	3	ALTERATIONS	30,000	07/31/2006	SJ	100	100
03-353	06/24/2003	3	ALTERATIONS				100	100
94-23	01/27/1994	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,500	OS 1.00	100	1.00	440,000	3.75	100	1.00	R08	1.00	360,200

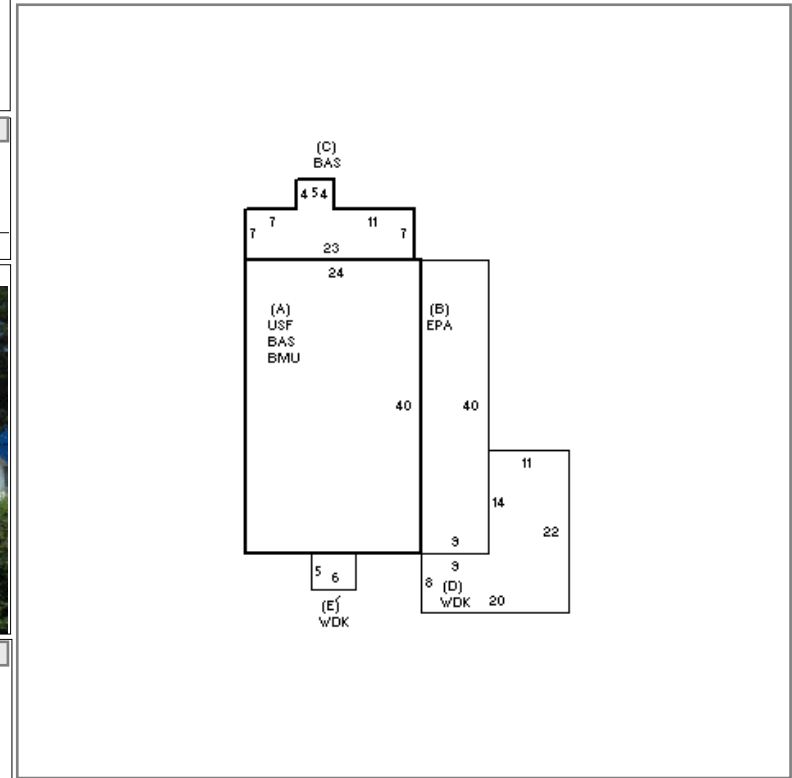
TOTAL	9,496 SF	ZONING	NOTED	FRNT	99	ASSESSED	LAND 360,200 BUILDING 487,000 DETACHED 7,600 OTHER 0 TOTAL 854,800	CURRENT	327,500 409,000 7,200 0 743,700	PREVIOUS	
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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	60 0.40		441	42.97	7,600



BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE	4/14/2015	SJ
MODEL	1		RESIDENTIAL	LIST	4/14/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/26/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,101	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	960		52.47	50,370
\$NLA(RCN)	\$313	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	960	1930	244.68	234,896
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	360	99.22	35,719
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	1,141	1930	+	BAS	L	BASE AREA	344	269.06	307,000
ROOMS	8	1.00	FLOOR COVER	2	SOFTWOOD	1.00	344		+	WDK	N	WOOD DECK	1	42.24	14,531
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	1			F21	O	FPL 2S 1OP		9,062.90	9,063
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02									
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00									
TOT FIXTURES	6	\$6,463													
# UNITS	1	1.00													

TOTAL RCN	658,042
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$487,000