

Key: 4812

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.564

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
CHASE KATHRYN G & MATTHEW 5 PENNFIELD RD SCITUATE, MA 02066				44-2-6-U				5 PENNFIELD RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CHASE KATHRYN G & MATTHEW				10/26/2015	QS	390,000	46197-75					
DECKER FRANCIS JOSEPH III				06/16/2011	QS	340,000	40030-48					
MAGRI ANNE B				05/19/2006	QS	415,000	32708-204					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,200	SC 1.00	100	1.00	396,000	1.85	100	1.00	R04	0.90	340,220

LAND

TOTAL	20,200 SF	ZONING	FRNT	302	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,200	326,500
Inf1	FACTOR 100		BUILDING	234,600	208,900		
Inf2	PHY 100		DETACHED	1,800	1,800		
			OTHER	0	0		
					<b>TOTAL</b>	<b>576,600</b>	<b>537,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10 10 0.90	14 X 10		140	14.67	1,800

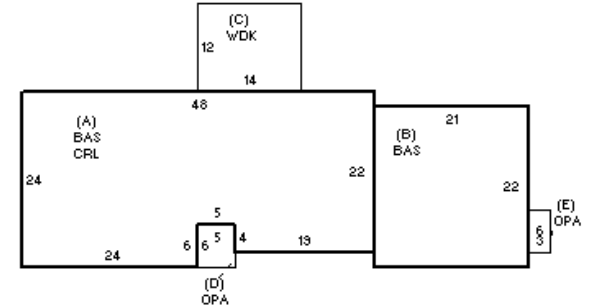


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-943	12/19/2019	3	ALTERATIONS	25,000	07/14/2020	JD	100	100
		7	OTHERS		09/20/2006		100	100
97-521	09/08/1997	3	ALTERATIONS				100	100

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/14/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2020	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



LOADING

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,546	DETAIL ADJ	0.867
\$NLA(RCN)	\$205	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	7	\$4,855	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	1,084		10.29	11,158
+	BAS	L	BASE AREA	1,546	1965	184.23	284,813
C	WDK	N	WOOD DECK	168		38.40	6,451
+	OPA	N	OPEN PORCH	48		51.50	2,472
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	317,030
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$234,600