

Key: 4855

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.606

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
LITCHFIELD KENNETH M 96 ELM STREET SCITUATE, MA 02066		44-3-33-0	96 ELM ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
LITCHFIELD KENNETH M		10/07/1996	F	35,000	14701-330	
LITCHFIELD KENNETH M & ES		01/01/1977	XX		4187-43	
DION ANDREW W AND ANDREW		01/01/1976	QS	14,000	4115-744	

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 %

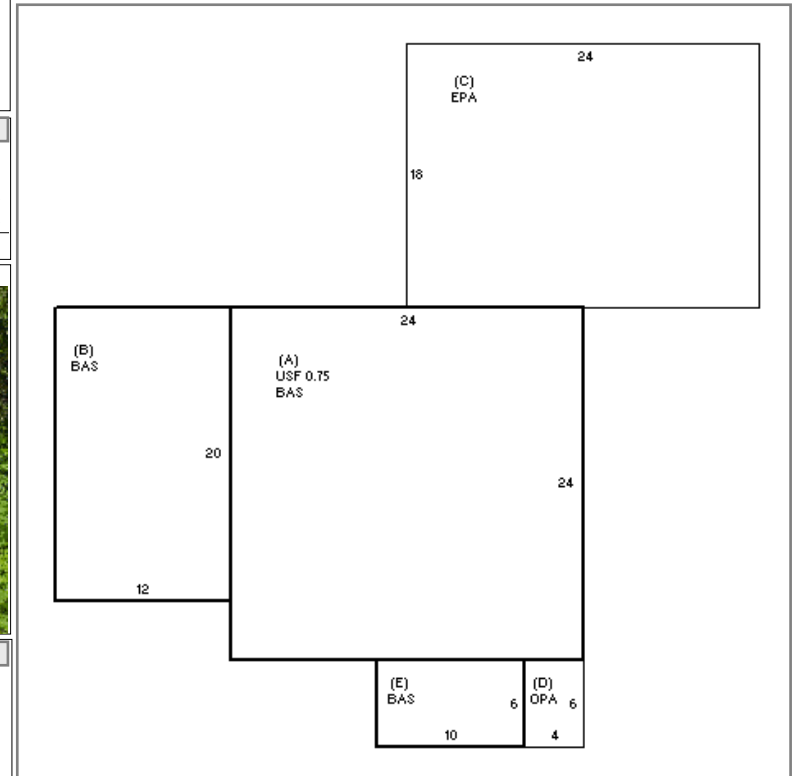
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,170	SC 1.00	100	1.00	396,000	1.77	100	1.00	R03	0.90	341,490

TOTAL	21,170 SF	ZONING		FRNT	332	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE				LAND	341,500	327,700
Inf1	FACTOR 100		BUILDING	110,000	103,900			
Inf2	PHY 100		DETACHED	4,800	4,600			
			OTHER	0	0			
						TOTAL	456,300	436,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	-	0.90	70 0.30		280	54.79	4,600
SHF	A	1.00	30 0.70		20	17.03	200

PHOTO 09/30/2003

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2015	SJ
MODEL	1		RESIDENTIAL	LIST	4/14/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1927	SIZE ADJ	1.000
NET AREA	1,308	DETAIL ADJ	1.045
\$NLA(RCN)	\$263	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		4	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		3	\$2,508
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	99	N/A	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	876	1927	231.08	202,426
A	USF	L	UPPER STORY FIN	432	1927	210.14	90,782
C	EPA	N	ENCLOSED PORCH	432		90.20	38,966
D	OPA	N	OPEN PORCH	24		51.50	1,236
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	343,731
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	4 PARTIAL HEAT
ECON	0
DEPR	68 % GD 32
RCNLD	\$110,000