

Key: 4877

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.628

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LEONARD LYN R & KATHLEEN 26 ELM STREET SCITUATE, MA 02066				44-3-56-0				26 ELM ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEONARD LYN R & KATHLEEN				10/22/1982	QS	68,000	5228-467				
HIGGINS DAVID & PAULA JAN				02/27/1980	XX		4797-438				
BELL THOMAS J				01/01/1977	XX		4158-657				

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	%
13-673	10/01/2013	3	ALTERATIONS	10,500	09/24/2014	RJM	100	100
04-105	03/24/2004	3	ALTERATIONS		08/12/2004	SJ	100	100
01-614	10/20/2001	2	ADDITIONS				100	100
01-338	07/06/2001	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,930	SC 1.00	100	1.00	396,000	2.45	100	1.00	R03	0.90	332,940

TOTAL	14,941 SF		ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE		NOTE			LAND	332,900	319,500
Inf1	FACTOR 100			BUILDING	337,300	300,400		
Inf2	PHY 100			DETACHED	4,500	4,300		
				OTHER	0	0		
				TOTAL	674,700	624,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	60 0.40		198	54.75	4,300
SHF	A	1.00	30 0.70		10	17.03	100
SHF	A	1.00	30 0.70		10	17.03	100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/24/2014	SJ
MODEL	1		RESIDENTIAL	LIST	9/24/2014	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/26/2014	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,684	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	960		47.70	45,791
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	504	1951	212.72	107,212
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,180	1951	233.92	276,021
STORIES	1.75	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	192		38.40	7,373
ROOMS	5		1.00	FLOOR COVER	14	COMB	1.00	E	PTA	N	PATIO	276		14.90	4,112
BEDROOMS	3		1.00	INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281
BATHROOMS	3		1.00	HEATING/COOLING	2	HOT WATER	1.02								
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00								
TOT FIXTURES	9	\$8,078													
# UNITS	1	1.00													

TOTAL RCN	455,868
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$337,300

