

Key: 4915

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.664

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BOYCE JEAN E TR 23 KANE DR SCITUATE, MA 02066				44-1-25-0				23 KANE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BOYCE JEAN E TR				07/12/2021	F	1 55294-223					
BOYCE JEAN E				07/20/2007	QS	353,000 34839-2					
ELLISON BRITT &				08/26/2002	QS	290,000 22701-113					

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	23,100	SC	1.00	100	1.00	100	1.00	R03	0.90		343,940

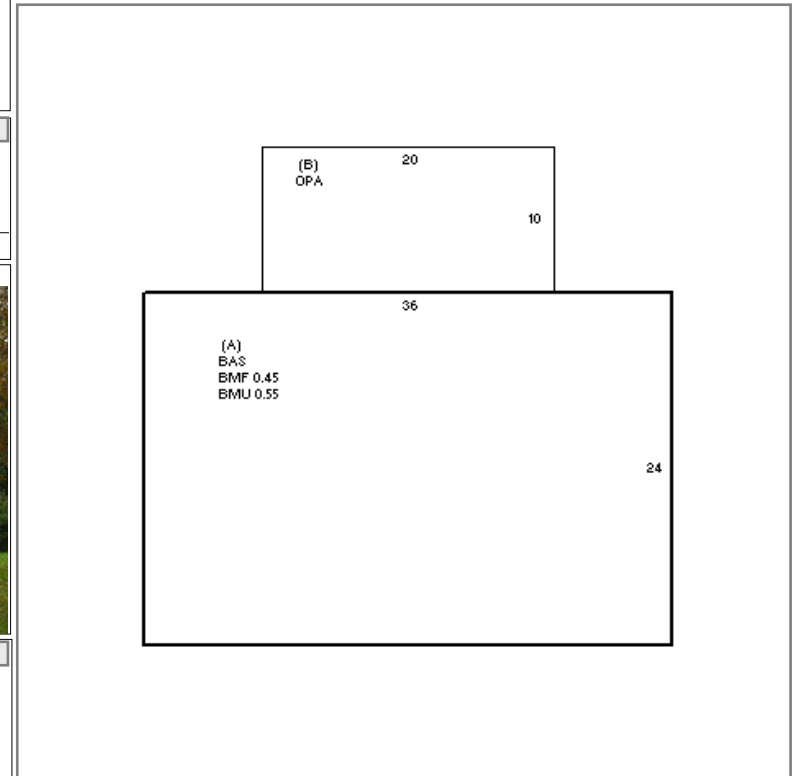
TOTAL	23,100 SF	ZONING	FRNT	191	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	343,900	330,000
Inf1	FACTOR 100		BUILDING	175,000	157,900		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
					TOTAL	519,500	488,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/6/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/6/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/29/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	864	DETAIL ADJ	0.850
\$NLA(RCN)	\$294	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,040	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	475		49.26	23,397
A	BMF	N	BSMT FINISH-SEP	389		69.15	26,898
A	BAS	L	BASE AREA	864	1956	212.69	183,761
B	OPA	N	OPEN PORCH	200		51.50	10,300
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	253,677
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$175,000