

Key: 4925

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.674

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CURRENT OWNER				PARCEL ID				LOCATION				
MACKINNON RODERICK J & JOAN M				44-4-2-0				58 KANE DR				
58 KANE DR				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				MACKINNON RODERICK J & JO				12/21/2022	QS	640,000	57535-259	
				CLARKESON JOHN A				08/06/1982	QS	73,000	5186-341	
				DIBARDINO MARGARET M				01/05/1981	XX	4935-326		

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	%
23-0779	09/05/2023	3	ALTERATIONS	24,000				0
	06/26/2023	3	ALTERATIONS		07/26/2023	JD	50	50

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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,400	SC	1.00	100	1.00	100	1.00	R03	0.90		340,490

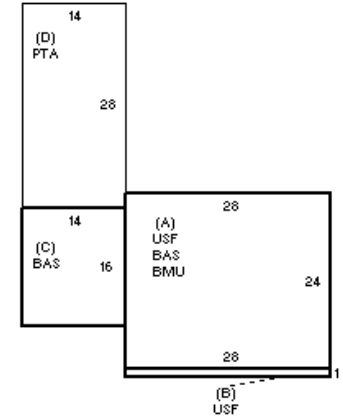
TOTAL	20,400 SF	ZONING	FRNT	208	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,500	326,700
Infl1	FACTOR 100		BUILDING	256,700	237,300		
Infl2	PHY 100		DETACHED	900	500		
			OTHER	0	0		
			TOTAL	598,100	564,500		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X8		80	15.97	900



BLDG COMMENTS		



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BUILDING	CD	ADJ	DESC	MEASURE	7/26/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/26/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/29/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,596	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$240	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	7		1.00	FLOOR COVER	34	COMB	1.00
BEDROOMS	4		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	1		1.00	HEATING/COOLING	1	FORCED AIR	1.00
# 1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	5	\$4,000					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	672		53.72	36,100
+	USF	L	UPPER STORY FIN	700	1965	191.89	134,324
+	BAS	L	BASE AREA	896	1965	211.01	189,066
D	PTA	N	PATIO	392		14.90	5,841
	F21	O	FPL 2S 10P	1		8,239.00	8,239
	GFP	O	GAS FIREPLACE	1		5,556.00	5,556

TOTAL RCN	383,126
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	5 uc
ECON	0
DEPR	33 % GD 67
RCNLD	\$256,700