Key: 4928

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,677

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BARLETT AMANDA C 44 KANE DR SCITUATE, MA 02066	44-1-31-0	44 KANE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BARLETT AMANDA C	04/27/2020	F	1	52660-172
BARLETT AMANDA &	11/08/2013	QS	290,000	43807-182
FARRELL MARY	09/23/2004	QS	315,000	29112-142

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

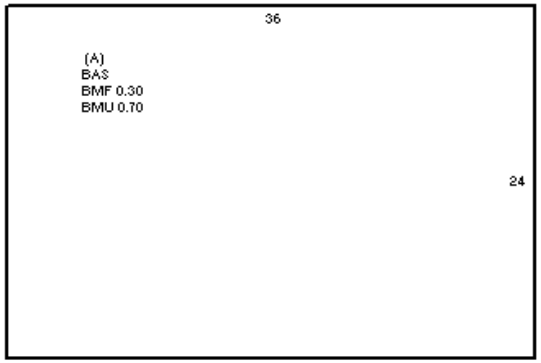
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
E22-1007	11/28/2022	3	ALTERATIONS	5,019	05/18/2023	NC	100	100
22-1118	10/24/2022	3	ALTERATIONS	14,925	05/18/2023	NC	100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,900	SC 1.00	100 1.00	100 1.00	356,400	1.80	90 0.90	R03 0.90			307,030

TOTAL	20,900 SF	ZONING		FRNT	255
Ngh	SCITUATE	NOTE	INFL3=COMMUTER RAIL		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	307,000	294,600
BUILDING	186,100	156,700
DETACHED	700	0
OTHER	0	0
TOTAL	**493,800**	**451,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X6		48	17.03	700

PHOTO 05/18/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/6/2010	PL
LIST	10/6/2010	EST
REVIEW	6/28/2023	MR

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	864	DETAIL ADJ	0.875
$NLA(RCN)	$287	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	1	1.00
TOT FIXTURES	5	$3,500
# 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	9	WARM/COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	605		49.26	29,800
A	BMF	N	BSMT FINISH-SEP	259		69.15	17,909
A	BAS	L	BASE AREA	864	1956	218.94	189,166
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	248,188
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1988 / 34		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD	$186,100		