

Key: 4929

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.678

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MUNOZ SEGUNDO L TR 40 KANE DR SCITUATE, MA 02066		44-1-32-0		40 KANE DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MUNOZ SEGUNDO L TR		09/09/2019	F	1 51615-340	
MUNOZ SEGUNDO L		02/01/1983	QS	60,000 5293-53	
CROWLEY GERARD C & LILLIA		01/01/1968	XX	3387-474	

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 %
06-273	05/16/2006	1	NEW CONST	160,000	08/01/2006	SJ	100 100
06-273	05/16/2006	1	NEW CONST	160,000	07/16/2007	SJ	100 100
06-146	03/28/2006	4	DEMO	1,000	08/01/2006	SJ	100 100

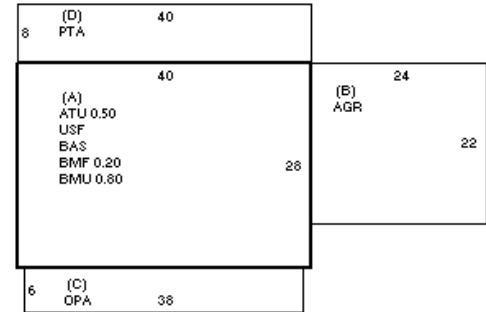
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,900	SC 1.00	100 1.00	100 1.00	356,400	1.80	90 0.90	R03	0.90		307,030

TOTAL	20,900 SF	ZONING	FRNT	265	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE INFL3=COMMUTER RAIL	LAND	307,000	294,600		
Infl1	FACTOR 100		BUILDING	473,600	443,100		
Infl2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
			TOTAL	781,800	738,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	12 X 16		192	12.38	1,200



BLDG COMMENTS
FY12 FR-VG TO AVE



BUILDING	CD	ADJ	DESC	MEASURE	10/7/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/7/2010	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	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,240	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	896		45.72	40,966
\$NLA(RCN)	\$249	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	224		64.18	14,377
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,120	2007	203.45	227,859
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,120	2007	185.01	207,213
				FLOOR COVER	13	COMB	1.00	A	ATU	N	ATTIC UNF	560		37.00	20,720
				INT FINISH	2	DRYWALL	1.00	B	AGR	N	ATT GARAGE	528		43.53	22,982
				HEATING/COOLING	9	WARM/COOL AIR	1.03	C	OPA	N	OPEN PORCH	228		51.50	11,742
				FUEL SOURCE	2	GAS	1.00	D	PTA	N	PATIO	320		14.90	4,768

TOTAL RCN	557,219
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2007 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$473,600