

Key: 4932

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.681

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CURRENT OWNER				PARCEL ID				LOCATION			
SHEA NICOLE & JEREMY 2 KANE DR SCITUATE, MA 02066				44-1-35-0				2 KANE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SHEA NICOLE & JEREMY				06/20/2017	QS	363,000		48564-190			
FHS LLC				11/14/2016	O	215,000		47737-123			
BARRETT SEAN T & FRANCES				07/29/1991	A	50,000		10401-47			

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	%
16-715	12/06/2016	3	ALTERATIONS	5,000	07/20/2017	SJ	100	100
99-451	11/16/2016	3	ALTERATIONS	13,300	07/20/2017	SJ	100	100
	08/24/1999	3	ALTERATIONS				100	100

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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	31,500	SC 1.00	100	1.00	100	1.00	316,800	1.24	80	0.80	R03 0.90	283,200

TOTAL	31,500 SF	ZONING	FRNT 808	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	INFL3=COMMUTER RAIL/ WETLANDS	LAND	283,200	271,800
Infl1	FACTOR 100			BUILDING	199,400	177,300
Infl2	PHY 100			DETACHED	1,000	1,000
				OTHER	0	0
				TOTAL	483,600	450,100

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 14X9	1999	126	13.73	1,000

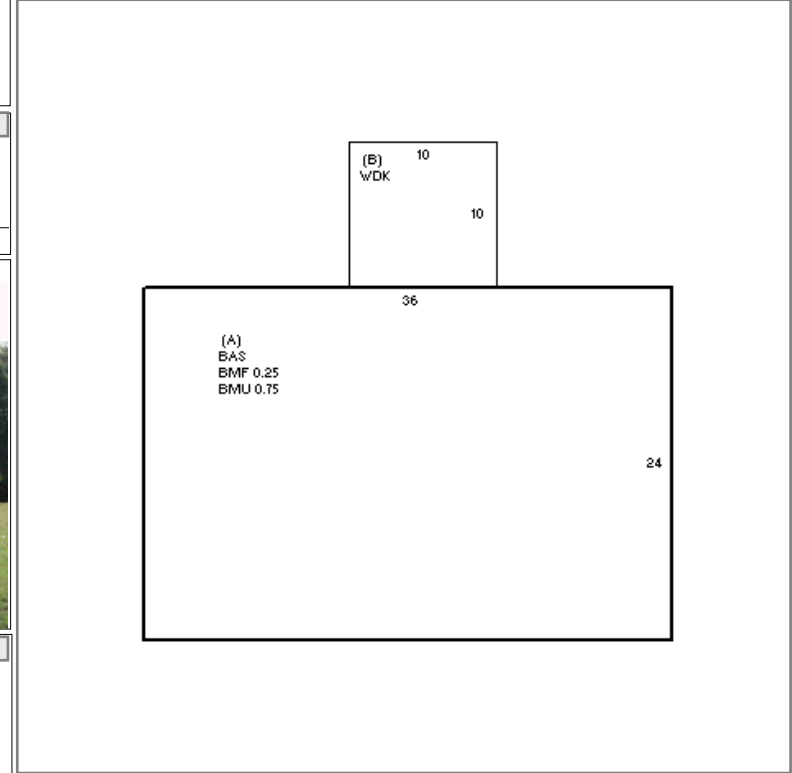


BUILDING	CD	ADJ	DESC	MEASURE	3/1/2022	JD
MODEL	1		RESIDENTIAL	LIST	10/4/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/29/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	864	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$288	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	5	1.00		FLOOR COVER	14	COMB	1.00
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	1	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	3	\$2,100					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	648		49.26	31,919
A	BMF	N	BSMT FINISH-SEP	216		69.15	14,936
A	BAS	L	BASE AREA	864	1956	218.94	189,166
B	WDK	N	WOOD DECK	100		38.40	3,840
	F11	O	FPL 1S 10P	1		7,281.00	7,281



TOTAL RCN	249,242
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2002 / 20
COND	18 18 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$199,400