Key: 4955

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,704

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BENKART PETER G & FAHEY MARGARET 49 STRAWBERRY LN. SCITUATE, MA 02066	34-31-11-0	49 STRAWBERRY LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BENKART PETER G &	11/02/1990	QS		10020-104
TONDORF JOSEPH B JR & KAT	04/02/1979	XX		4634-392
JEWETT FREDERIC D III & R	01/01/1976	XX		4070-560

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

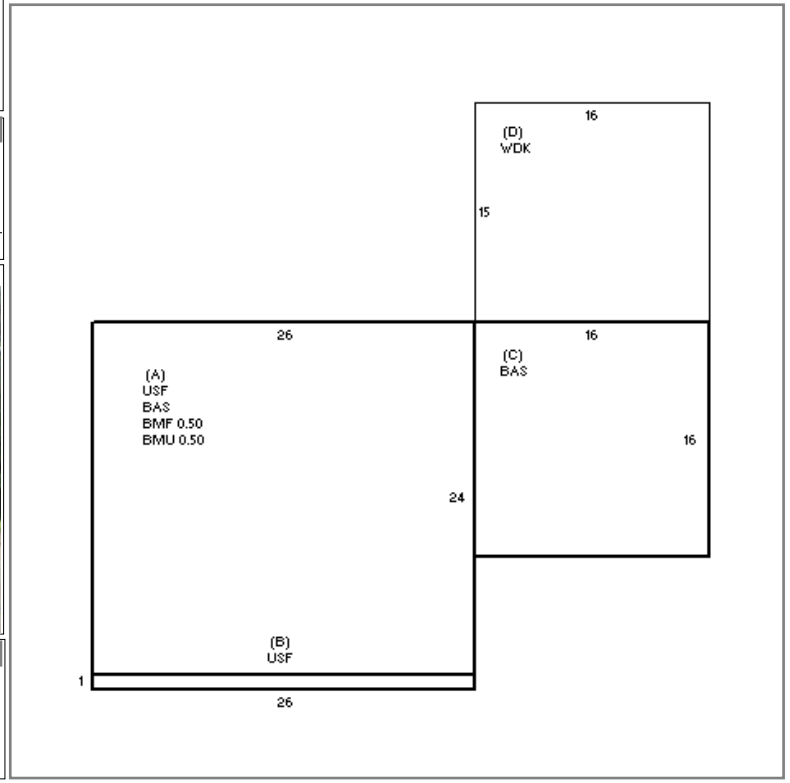
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-253	03/27/2023	3	ALTERATIONS	10,719	07/18/2023	JD	100	100
91-72	03/01/1991	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,300	SC 1.00	100 1.00	100 1.00	396,000	1.62	100 1.00	R04 0.90			344,180

TOTAL	23,305 SF	ZONING		FRNT	73
Ngh	SCITUATE	NOTE	IN M33		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	344,200	330,300
BUILDING	236,900	248,000
DETACHED	200	200
OTHER	0	0
TOTAL	**581,300**	**578,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			10	17.03	100
SHF	A 1.00	30 0.70			10	17.03	100

PHOTO 07/18/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/18/2014	SJ
LIST	5/18/2014	EST
REVIEW	7/18/2023	JD

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,530	DETAIL ADJ	1.020
$NLA(RCN)	$250	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	3	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,080
# 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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	312		55.28	17,247
A	BMF	N	BSMT FINISH-SEP	312		77.60	24,211
+	USF	L	UPPER STORY FIN	650	1957	197.49	128,368
+	BAS	L	BASE AREA	880	1957	217.17	191,106
D	WDK	N	WOOD DECK	240		38.40	9,216
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN 382,041

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE 1967 / 55

COND	38	38 %	
FUNC	0		
ECON	0		
DEPR	38	% GD	62

RCNLD $236,900