

Key: 4978

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.727

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HUGHES RYAN P & ERIN 1 KINGS WAY SCITUATE, MA 02066				33-7-88-0				1 KINGS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HUGHES RYAN P & ERIN				12/20/2019	QS	550,000		(129629)			
CASEY JOSEPH F & BEATRICE				12/13/2018	F	100		(127885)			
CASEY JOSEPH & BEATRICE				01/01/1965	QS			(35193)			

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 %

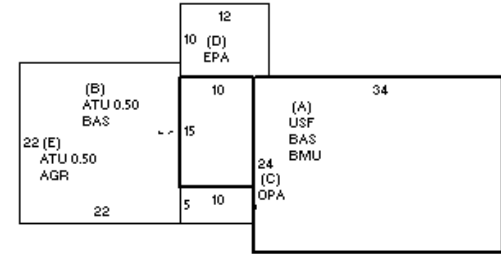
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,000	SC 1.00	100	1.00	100	1.00	396,000	1.87	100	1.00	R04 0.90	339,960

TOTAL	20,000 SF	ZONING	FRNT	310	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,000	326,200
Inf1	FACTOR 100		BUILDING	328,800	308,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						668,800	635,000

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/19/2014	SJ
MODEL	1		RESIDENTIAL	LIST	5/19/2014	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/11/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

INDING

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	505,900
NET AREA	1,782	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		55.20	45,044		
\$NLA(RCN)	\$284	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	816	1964	210.36	171,651		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	966	1964	231.31	223,450		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	ATU	N	ATTIC UNF	317		40.70	12,902		
				FLOOR COVER	22	COMB	1.00	C	OPA	N	OPEN PORCH	50		56.65	2,833		
				INT FINISH	1	PLASTER	1.00	D	EPA	N	ENCLOSED PORCH	120		99.22	11,906		
				HEATING/COOLING	2	HOT WATER	1.02	E	AGR	N	ATT GARAGE	484		48.90	23,667		
				FUEL SOURCE	2	GAS	1.00	F21	O	O	FPL 2S 1OP	1		9,062.90	9,063		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT	A
																ELECT	A
																EFF.YR/AGE	1969 / 53
																COND	35 35 %
																FUNC	0
																ECON	0
																DEPR	35 % GD 65
																RCNLD	\$328,800