Key: 4987

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,736

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DAMASO GEORGE R & JEANNE 51 KINGS WAY SCITUATE, MA 02066	33-7-100-0	51 KINGS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DAMASO GEORGE R & JEANNE	09/30/1983	QS	105,000	(68273)
CHERRY ARTHUR L JR & MCGO	01/01/1979	XX		(C00059842)
HILLIER MICHAEL G & THORN	01/01/1970	XX		(C00043880)

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

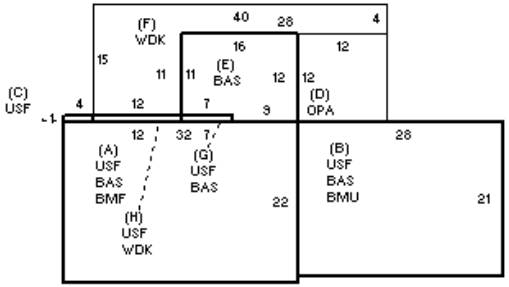
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
93-713	11/30/1993	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,124	SC 1.00	100 1.00	100 1.00	396,000	1.86	100 1.00	R04 0.90			340,130

TOTAL	20,125 SF	ZONING		FRNT	181
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	340,100	326,400
BUILDING	513,200	475,600
DETACHED	1,000	900
OTHER	0	0
TOTAL	**854,300**	**802,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	25 0.75			80	15.97	1,000

PHOTO 11/14/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/19/2014	SJ
LIST	5/19/2014	EST
REVIEW	3/29/2011	ER

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	2,799	DETAIL ADJ	1.020
$NLA(RCN)	$248	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$7,181
# 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	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	704		68.13	47,964
B	BMU	N	BSMT UNFINISHED	588		48.53	28,537
+	USF	L	UPPER STORY FIN	1,315	1968	194.87	256,253
D	OPA	N	OPEN PORCH	144		56.65	8,158
+	BAS	L	BASE AREA	1,484	1968	214.29	317,999
+	WDK	N	WOOD DECK	304		42.24	12,841
	BMG	O	BSMT GARAGE	2		2,740.10	5,480
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	693,476
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$513,200