

Key: 4992

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.741

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ALLEN RICHARD D & CARLY 54 KINGS WAY SCITUATE, MA 02066				33-7-105-0				54 KINGS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ALLEN RICHARD D & CARLY				10/23/2020	QS	675,000	(130975)				
RUTKOWSKI MICHAEL A &				08/31/2016	QS	552,000	(124021)				
BARRY A LORRAINE				10/22/2003	F		(104319)				

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	%
89-304	07/01/1989	7	OTHERS ALTERATIONS		07/19/2021	JD	100	100
		3					100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,577	SC 1.00	100	1.00	396,000	1.74	100	1.00	R04	0.90	342,020

TOTAL	21,562 SF	ZONING		FRNT	135	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	342,000	328,200			
Inf1	FACTOR 100		BUILDING	365,300	343,400			
Inf2	PHY 100		DETACHED	1,100	1,100			
			OTHER	0	0			
			TOTAL	708,400	672,700			

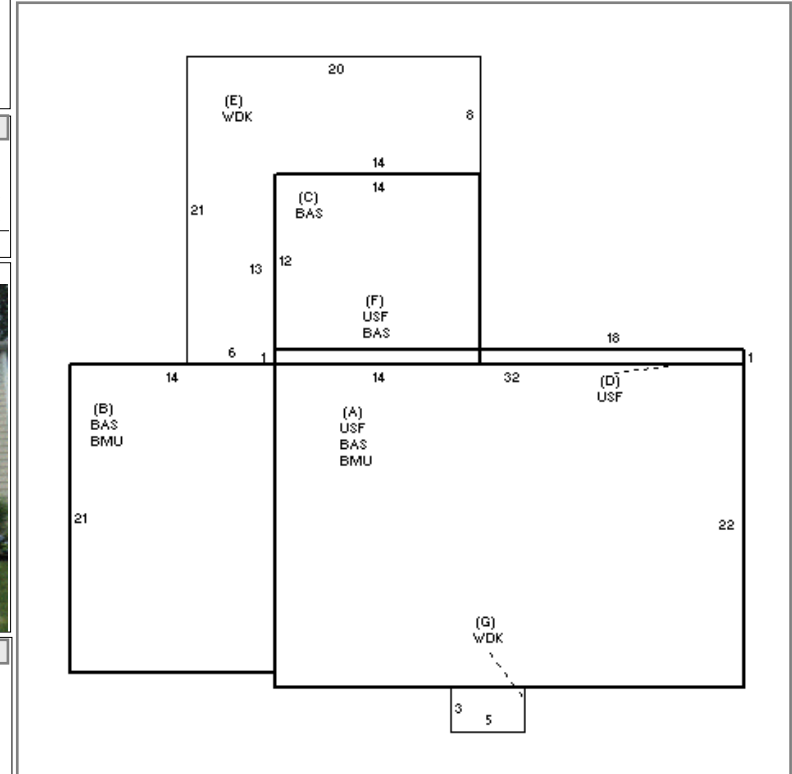
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60	10 X 14		140	13.34
							1,100



BLDG COMMENTS

MLS

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/2/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	1,916	DETAIL ADJ	1.020
\$NLA(RCN)	\$261	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,488	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	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	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	998		51.91	51,810
+	BAS	L	BASE AREA	1,180	1968	228.00	269,044
+	USF	L	UPPER STORY FIN	736	1968	207.34	152,605
+	WDK	N	WOOD DECK	253		42.24	10,687
	BMG	O	BSMT GARAGE	1		2,740.10	2,740
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	500,436
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1980 / 42
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$365,300