

Key: 5041

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.790

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CURRENT OWNER				PARCEL ID				LOCATION			
SAMPSON MATTHEW & LAURA 6 KINGS WAY SCITUATE, MA 02066				33-7-74-0				6 KINGS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SAMPSON MATTHEW & LAURA				10/15/2020	QS	755,000 (130936)					
BELVIN SHANE G & CARA L				05/18/2011	QS	480,000 (116028)					
MACDONALD STEPHEN G				10/24/2003	F	104,342 (104342)					

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	%
		7	OTHERS		07/19/2021	JD	100	100
		6	CYCL GROWTH				100	100
		3	ALTERATIONS				100	100

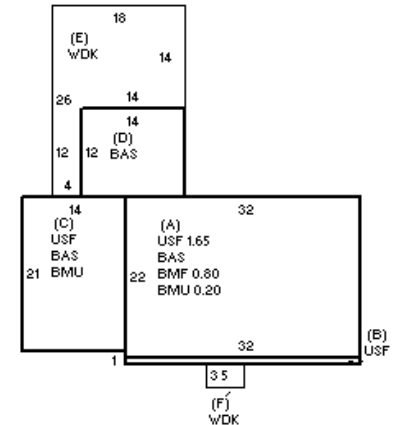
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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	SC	1.00	100	1.00	100	1.00	R04	0.90		339,960

TOTAL	20,000 SF	ZONING	FRNT	118	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	340,000	326,200
Inf1	FACTOR 100		BUILDING	480,700	452,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		820,700	778,200	

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

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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	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	640,930		
NET AREA	2,654	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	435		51.91	22,582	CONDITION ELEM	CD		
\$NLA(RCN)	\$242	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	563		72.88	41,029	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,488	1968	196.38	292,206	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,166	1968	215.94	251,787	KITCHEN	G		
				FLOOR COVER	34	COMB	1.00	+	WDK	N	WOOD DECK	315		42.24	13,306	BATHS	G		
				INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	1		2,740.10	2,740	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02		FPL	O	FIREPLACE	1		8,594.30	8,594	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		1,505.90	1,506				
																		EFF.YR/AGE	1988 / 34
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$480,700