

Key: 5220

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.964

LEGAL

LAND

DETACHED

BUILDING

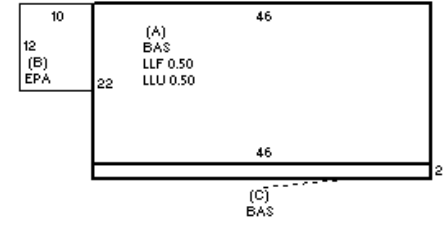
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| KANE TIMOTHY M & PINDAO 15 CLAYMORE TER SCITUATE, MA 02066 | | | | 45-2-44-B | | | | 15 CLAYMORE TER | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| KANE TIMOTHY M & PINDAO | | | | 08/06/2015 | QS | 460,000 | 45894-20 | | | | |
| SWIGART MARY M & CHRISTOP | | | | 03/28/2008 | QS | 350,000 | 35784-123 | | | | |
| WHALEN ROBERT B TRUSTEE | | | | 03/18/1993 | F | 1 | 11713-135 | | | | |

| 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 | % |
| | | | | | | | | |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|----------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 17,437 | HBR 1.00 | 100 | 1.00 | 100 | 1.00 | 506,000 | 2.12 | 100 | 1.00 | R03 1.15 | 429,980 |

| TOTAL | 17,437 SF | ZONING | | FRNT | 45 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|---------|----------|---------|----------|
| Ngh | HARBOR | NOTE | LAND | 430,000 | 390,900 | | | |
| Inf1 | FACTOR 100 | | BUILDING | 257,800 | 229,600 | | | |
| Inf2 | PHY 100 | | DETACHED | 6,700 | 6,400 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 694,500 | 626,900 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| DGF | A | 1.00 | 60 0.40 | 1974 | 308 | 54.18 | 6,700 |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/8/2015 | SJ |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/8/2015 | EST |
| STYLE | 2 | 1.00 | RAISED RANCH [100%] | REVIEW | 3/28/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1962 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 1,610 | DETAIL ADJ | 1.020 |
| \$NLA(RCN) | \$216 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 8 | 1.00 | |
| BEDROOMS | 4 | 1.00 | |
| BATHROOMS | 2 | 1.00 | |
| # 1/2 BATHS | 0 | 1.00 | |
| TOT FIXTURES | 6 | \$4,896 | |
| # UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|----------------|------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 3 | ALUMINUM | 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 | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | LLU | N | LOWER LEVEL UNF | 506 | | 59.05 | 29,881 |
| A | LLF | L | LOWER LEVEL FIN | 506 | 1962 | 140.30 | 70,991 |
| B | EPA | N | ENCLOSED PORCH | 120 | | 90.20 | 10,824 |
| + | BAS | L | BASE AREA | 1,104 | 1962 | 203.40 | 224,559 |
| | F11 | O | FPL 1S 10P | 1 | | 7,281.00 | 7,281 |

| TOTAL RCN | 348,432 |
|----------------|------------|
| 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 | \$257,800 |