

Key: 545

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 488

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CURRENT OWNER				PARCEL ID				LOCATION			
WERNER KENT 258 COUNTRY WAY SCITUATE, MA 02066				44-2-19-E				258 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WERNER KENT				07/30/1999	QS	249,000	17717-270				
REESE JULIUS H & DORA L				07/24/1991	XX		10392-341				
REESE JULIUS H & DORA L				06/15/1970	XX		3598-23				

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	%
94-85	03/23/1994	3	ALTERATIONS				100	100


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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,714	SC 1.00	100	1.00	396,000	1.73	100	1.00	R02	0.90	342,190

TOTAL	21,714 SF	ZONING	FRNT	147	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E IN M43. . . .			LAND	342,200	328,400
Infl1	FACTOR 100		BUILDING	291,600	263,000		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	633,800	591,400

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/25/2003
									

(E) 32	(A) 16
EAS LLF 0.80 LLU 0.20	EAS BIG
(D) 14	(C) 24
EAS	EAS
2	2

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BUILDING	CD	ADJ	DESC	MEASURE	6/19/2009	PL	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST			
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/8/2011	KT	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	388,853		
NET AREA	1,850	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	384		48.40	18,586	CONDITION ELEM	CD		
\$NLA(RCN)	\$210	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	WDK	N	WOOD DECK	144		38.40	5,530	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,236	1970	205.56	254,066	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	E	LLU	N	LOWER LEVEL UNF	154		59.68	9,190	KITCHEN			
				FLOOR COVER	99	N/A	1.00	E	LLF	L	LOWER LEVEL FIN	614	1970	141.78	87,054	BATHS			
				INT FINISH	99	N/A	1.00		F12	O	FPL 1S 2OP	1		10,347.00	10,347	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1990 / 32
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$291,600