

Key: 5576

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.304

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KEATING MARY CLAIRE S/O WATSON JOHN KEVIN & KAREN 2438 BROADMEADOW ROAD LOUISVILLE, KY 40245				46-3-1-0				84 REBECCA RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WATSON JOHN KEVIN & KAREN				06/09/2023	QS	675,500	57992-74				
KEATING MARY CLAIRE				08/04/2009	F	10	37578-250				
KEATING MARY CLAIRE				10/19/1989	QS		9412-285				

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	%
20-733	10/29/2020	3	OTHERS		08/16/2023	JD	100	100
09-147	04/24/2009	3	ALTERATIONS	40,000	08/04/2021	JD	100	100
			ALTERATIONS	3,700	08/05/2009	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,250	OS 1.00	100	1.00	100	1.00	528,000	8.09	100	1.00	416,550

TOTAL	4,269 SF	ZONING	FRNT	201	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	416,600	378,700
Inf1	FACTOR 100		BUILDING	192,500	166,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	609,100	545,400

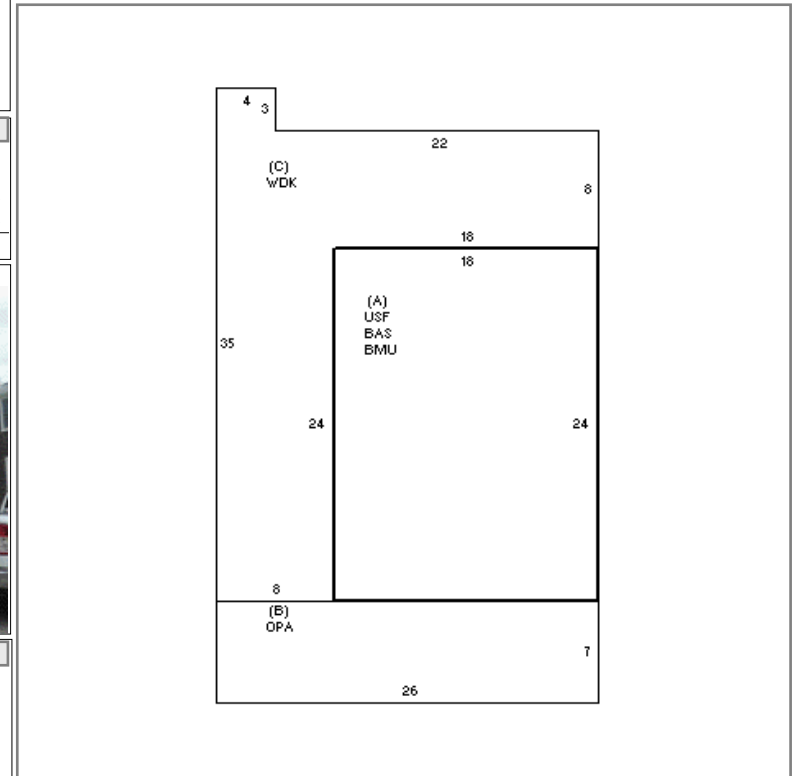
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/4/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/4/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/16/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



BUILDING

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	864	DETAIL ADJ	1.236
\$NLA(RCN)	\$359	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		3	\$2,966
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT 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	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	432		63.15	27,281
A	BAS	L	BASE AREA	432	1920	309.27	133,605
A	USF	L	UPPER STORY FIN	432	1920	281.25	121,500
B	OPA	N	OPEN PORCH	182		51.50	9,373
C	WDK	N	WOOD DECK	412		38.40	15,821

TOTAL RCN	310,546
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1967 / 55
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$192,500