

Key: 5607

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.337

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CONRAD COREY J & KIMBERLY E 44 REBECCA RD SCITUATE, MA 02066				46-3-14-0				44 REBECCA RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CONRAD COREY J & KIMBERLY				08/02/2019	QS	545,000	51462-226				
BALL DAVID S & COLE JOANN				01/01/1968	QS		3386-114				
BALL LAWRENCE R & ALICE B				01/01/1950	XX		2070-300				

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	%
16-223	05/02/2016	3	ALTERATIONS	8,300	07/18/2016	SJ	100	100
01-304	06/25/2001	3	ALTERATIONS				100	100
93-239	05/07/1993	3	ALTERATIONS				100	100
92-494	06/15/1992	3	ALTERATIONS				100	100
90-440	07/27/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,600	OS 1.00	100	1.00	528,000	2.35	100	1.00	WV3	1.20	445,230

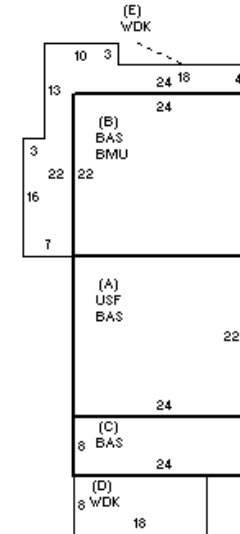
TOTAL	15,600 SF	ZONING	C/W 23 24 24A...ACCESSORY DWELLING	FRNT	93	ASSESSED	LAND 445,200	CURRENT	445,200	PREVIOUS	404,800
Ngh	OCEANSIDE	NOTE				BUILDING 321,300	5,500		5,200		284,600
Inf1	FACTOR 100					OTHER 0	0		0		
Inf2	PHY 100						TOTAL 772,000				694,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		336	52.38	5,300
SHF	A	1.00	30 0.70		20	17.03	200



BLDG COMMENTS	IN-LAW APT/ LEGAL ACCESSORY DWELLING
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BUILDING	CD	ADJ	DESC	MEASURE	7/15/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/15/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/2/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,776	DETAIL ADJ	1.236
\$NLA(RCN)	\$283	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$5,933	
# UNITS	2	1.02	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,248	1910	254.82	318,011
EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	528	1910	231.73	122,353
ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	528		59.19	31,254
ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	WOOD DECK	422		38.40	16,205
FLOOR COVER	2	SOFTWOOD	1.00	F21	O	FPL 2S 1OP		1		8,239.00	8,239
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	501,995
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36%
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$321,300