

Key: 5716

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.442

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KINCAID JOHN G & MARY E 53 REBECCA ROAD SCITUATE, MA 02066				46-1-20-0				53 REBECCA RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KINCAID JOHN G & MARY E				06/14/1995	QS	185,000	13629-247				
KEMP A R & BLANCHARD J				04/26/1983	XX		5139-263				
RICKER M GERALDINE				01/01/1978	XX		4377-143				

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	%
15-539	06/07/2015	3	ALTERATIONS	13,100	07/18/2016	SJ	100	100
91-722	12/05/1991	3	ALTERATIONS				100	100

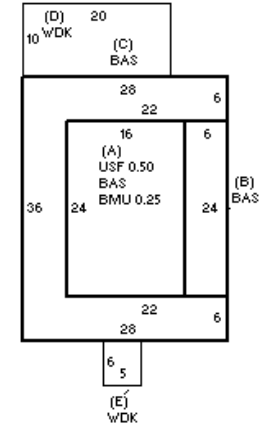
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,452	OS 1.00	100	1.00	660,000	6.37	100	1.00	WF6	1.50	526,140

TOTAL	5,445 SF	ZONING	FRNT	42	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E  INC 46-1-20A			LAND	526,100	478,300
Infl1	FACTOR 100		BUILDING	164,800	146,700		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>						<b>690,900</b>	<b>625,000</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/24/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/24/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/22/2011	ER
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,200	DETAIL ADJ	1.198	FOUNDATION	1	PIER	0.98
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
<b>CAPACITY</b>				ROOF SHAPE	1	GABLE	1.00
STORIES	1.5	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	5	1.00		FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	4	\$3,451					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	305,264
A	BMU	N	BSMT UNFINISHED	96		56.83	5,456	CONDITION ELEM CD	
A	USF	L	UPPER STORY FIN	192	1890	221.78	42,582	EXTERIOR	F
+	BAS	L	BASE AREA	1,008	1890	243.88	245,827	INTERIOR	F
+	WDK	N	WOOD DECK	230		34.56	7,949	KITCHEN	A
								BATHS	F
								HEAT	O
								ELECT	O
<b>EFF.YR/AGE</b>									1961 / 61
<b>COND</b>									46 46%
<b>FUNC</b>									0
<b>ECON</b>									0
<b>DEPR</b>									46 % GD 54
<b>RCNLD</b>									\$164,800