

Key: 5813

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.538

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CURRENT OWNER				PARCEL ID				LOCATION			
BLAIR THEODORE A & ANN V 20 KENT STREET SCITUATE, MA 02066				50-10-27-0				20 KENT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BLAIR THEODORE A & ANN V				01/01/1972	QS	3694-190					
WEBB EDWARD F				01/01/1970	XX	3532-336					
STEEVES GERALD S & MARY E				01/01/1968	XX	3357-471					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
89-62	03/01/1989	7 3	OTHERS ALTERATIONS		08/28/2023	JD	100	100

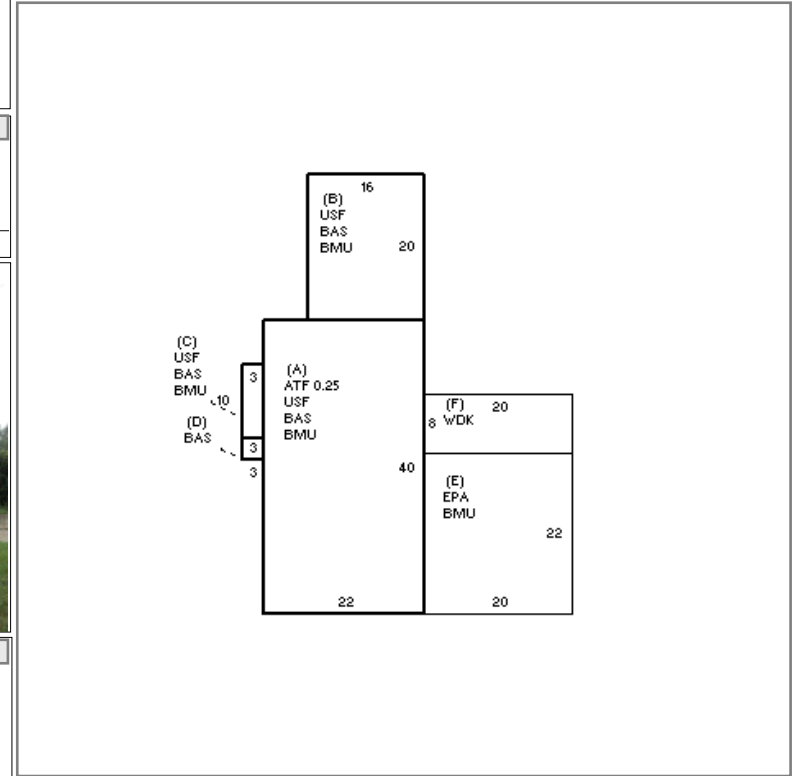
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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,865	HBR 1.00	100	1.00	616,000	1.30	100	1.00	WV2	1.40	547,720

TOTAL	29,865 SF	ZONING		FRNT	337	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE		LAND	547,700	462,400		
Inf1	FACTOR 100		BUILDING	370,000	240,900			
Inf2	PHY 100		DETACHED	11,500	8,700			
			OTHER	0	0			
				TOTAL	929,200	712,000		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 8X12	1989	96	14.95	900
IPV	A	1.00	40 0.60 16X32	1989	512	34.49	10,600



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BUILDING	CD	ADJ	DESC	MEASURE	8/28/2023	JD
MODEL	1		RESIDENTIAL	LIST	8/28/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/22/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	FY12 FR- COLONIAL TO CONV
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YEAR BLT	1895	SIZE ADJ	1.000
NET AREA	2,689	DETAIL ADJ	1.224
\$NLA(RCN)	\$265	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2.25	1.00	
ROOMS	10	1.00	
BEDROOMS	6	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$5,875	
# UNITS	2	1.02	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,670		41.76	69,745
+	USF	L	UPPER STORY FIN	1,230	1895	213.76	262,922
A	ATF	L	ATTIC FINISH	220	1895	151.87	33,412
+	BAS	L	BASE AREA	1,239	1895	235.06	291,234
E	EPA	N	ENCLOSED PORCH	440		90.20	39,688
F	WDK	N	WOOD DECK	160		38.40	6,144
	BMG	O	BSMT GARAGE	1		2,491.00	2,491

TOTAL RCN	711,511
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	O
ELECT	O
EFF.YR/AGE	1960 / 62
COND	48 48 %
FUNC	0
ECON	0
DEPR	48 % GD 52
RCNLD	\$370,000