

Key: 5824

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.550

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KEATING FRANCIS W IV & KEATING JAMES M TR 29 SUNSET RD CAMBRIDGE, MA 02138				50-10-7-0				43 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KEATING FRANCIS W IV & KEATING FRANCIS W III & KEATING FRANCIS W III				01/15/2008	F	1	35503-35				
				05/13/1985	QS		6096-316				
				01/01/1979	XX		4429-408				

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	%
99-25	01/22/1999	7	OTHERS 3 ALTERATIONS		08/21/2023	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	16,960	HBR 1.00	100	1.00	100	1.00	616,000	2.18	100	1.00	R02 1.40	522,440

TOTAL	16,960 SF	ZONING	HARBOR	FRNT	107	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	522,400	441,000			
Inf1	FACTOR 100		BUILDING	157,800	124,600			
Inf2	PHY 100		DETACHED	3,200	3,400			
			OTHER	0	0			
			<b>TOTAL</b>	<b>683,400</b>	<b>569,000</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	70 0.30	18X12	216	49.28	3,200



BUILDING	CD	ADJ	DESC	MEASURE	8/21/2023	JD
MODEL	1		RESIDENTIAL	LIST	8/21/2023	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%]			

BUILDING

YEAR BLT	1895	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	438,455	
NET AREA	1,640	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	323		63.15	20,397	CONDITION ELEM	CD	
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	646	1895	228.89	147,863	EXTERIOR	P	
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	154	51.50	7,931	INTERIOR	P	
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	994	1895	251.70	250,185	KITCHEN	P		
ROOMS	7	1.00	FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS	P		
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00									HEAT	O		
BATHROOMS	1	1.00	HEATING/COOLING	1	FORCED AIR	1.00									ELECT	O		
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00												
TOT FIXTURES	4	\$3,840																
# UNITS	1	1.00																
																EFF.YR/AGE	1952 / 70	
																COND	64 64%	
																FUNC	0	
																ECON	0	
																DEPR	64 % GD 36	
																RCNLD	\$157,800	

