

Key: 5931

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.655

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KELLY AMY K TR 56 ALLEN PL SCITUATE, MA 02066				50-3-13-0				56 ALLEN PL			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KELLY AMY K TR				11/07/2022	F	1 57400-317					
GUINEY BRIDGET M & EDWARD				06/28/2019	QS	832,000 51300-51					
LOW CHRISTOPHER R &				01/04/2010	F	38102-56					

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	%
05-454	07/28/2005	3	ALTERATIONS	15,000	08/10/2006	SJ	100	100
90-642	10/17/1990	4	DEMO				100	100
90-642	10/17/1990	2	ADDITIONS				100	100
		7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	16,704	HBR 1.00	100	1.00	100	1.00	616,000	2.21	100	1.00	R08 1.40	521,880

TOTAL	16,683 SF	ZONING		FRNT	90	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	521,900	440,600			
Inf1	FACTOR 100		BUILDING	507,000	451,000			
Inf2	PHY 100		DETACHED	9,200	8,800			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,038,100</b>	<b>900,400</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	40 0.60		252	60.88	9,200



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	4/16/2015	SJ
MODEL	1		RESIDENTIAL	LIST	4/16/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/8/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,016	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	195		69.46	13,545
\$NLA(RCN)	\$292	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	780	1900	246.49	192,262
CAPACITY		UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	+	OPA	N	OPEN PORCH	272		56.65	15,409
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,236	1900	271.05	335,017
ROOMS	7	1.00		FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	270		42.24	11,405
BEDROOMS	4	1.00		INT FINISH	1	PLASTER	1.00	E	EPA	N	ENCLOSED PORCH	64		99.22	6,350
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		9,062.90	9,063
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00								
TOT FIXTURES	6	\$6,463													
# UNITS	1	1.00													

TOTAL RCN	589,514
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$507,000

