

Key: 6013

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.716

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
HUNTER KEVIN E & KAREN A PO BOX 516 SCITUATE, MA 02066				50-4-18-0				52 OTIS PL				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HUNTER KEVIN E & KAREN A				01/31/2019	O	405,000	50773-85					
TOKARSKI JOSEPH G & LINDA				08/17/1988	QS		8652-277					
SHMAUK ALMA				01/01/1958	XX		2594-394					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,200	HBR 1.00	100	1.00	616,000	4.88	100	1.00	R08	1.40	497,310

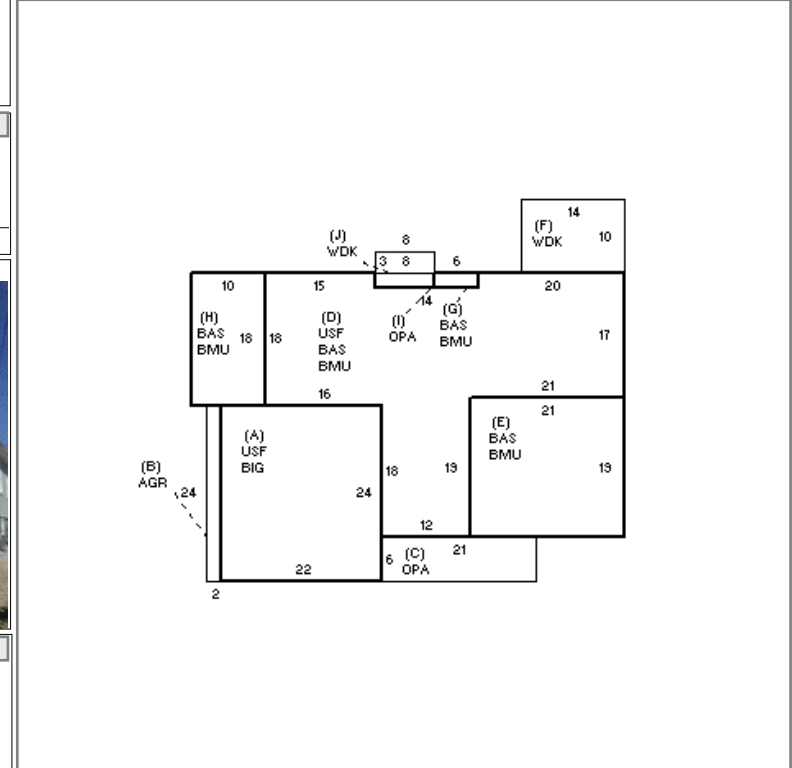
LAND

TOTAL	7,187 SF	ZONING		FRNT	81	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE		LAND	497,300	419,800		
Inf1	FACTOR 100		BUILDING	1,280,200	1,068,400			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	1,777,500	1,488,200		

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	%
19-817	10/30/2019	1	NEW CONST	800,000	05/04/2020	JD	100	70
19-817	10/30/2019	1	NEW CONST	800,000	03/22/2021	JD	100	100
19-570	08/07/2019	4	DEMO	11,500	05/04/2020	JD	100	100
95-369	06/28/1995	3	ALTERATIONS				100	100
90-378	07/03/1990	3	ALTERATIONS				100	100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/4/2020	JD
MODEL	1		RESIDENTIAL	LIST	5/4/2020	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	3/22/2021	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	2020	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,306,340	
NET AREA	3,217	DETAIL ADJ	1.390	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	528		82.99	43,817	CONDITION ELEM	CD	
\$NLA(RCN)	\$406	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,577	2020	331.64	522,997	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	48		59.70	2,866	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	142		72.10	10,238	KITCHEN	A	
				FLOOR COVER	12	COMB	1.00	+	BMU	N	BSMT UNFINISHED	1,640		58.65	96,179	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,640	2020	364.68	598,080	HEAT	A	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	164		53.76	8,817	ELECT	A	
				FUEL SOURCE	2	GAS	1.00		GEN	O	GENERATOR	1		0.00				
										GFP	O	GAS FIREPLACE	1		7,778.40	7,778		
																EFF.YR/AGE	2020 / 2	
																COND	2 2 %	
																FUNC	0	
																ECON	0	
																DEPR	2 % GD 98	
																RCNLD	\$1,280,200	