

Key: 6194

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.894

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KEENAN THOMAS F 16 JENKINS PL SCITUATE, MA 02066				53-1-3-0				16 JENKINS PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KEENAN THOMAS F				07/27/2007	F	1	34870-240				
KEENAN KIMBERLY A				03/31/1994	QS	105,000	12774-31				
LYDEN SEAN G				06/11/1984	XX		5667-104				

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 %
16-685	08/28/2018	3	ALTERATIONS	12,500	08/28/2018	JD	100 100
16-685	11/07/2016	3	ALTERATIONS	12,500	08/09/2017	SJ	100 10
15-638	09/30/2015	3	ALTERATIONS	5,000	07/28/2016	SJ	100 100
		6	CYCL GROWTH				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,000	GB 1.00	100	1.00	100	1.00		R02	0.85		315,900

TOTAL	16,000 SF	ZONING	FRNT	117	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE	LAND	315,900	270,300		
Inf1	FACTOR 100		BUILDING	148,300	136,500		
Inf2	PHY 100		DETACHED	7,700	7,300		
			OTHER	0	0		
			TOTAL	471,900	414,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	-	0.90 60 0.40	16 X 24	1977	384	50.01	7,700



BLDG COMMENTS		
FY12 FR-CAPE TO CONV		

BUILDING	CD	ADJ	DESC	MEASURE	10/25/2010	DR
MODEL	1		RESIDENTIAL	LIST	10/25/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/28/2018	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,072	DETAIL ADJ	1.094	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	787	1930	255.52	201,096
\$NLA(RCN)	\$239	OVERALL	1.000	EXT COVER	11	ASPH SHINGLE	0.96	A	ATF	L	ATTIC FINISH	285	1930	165.09	47,052
				ROOF SHAPE	1	GABLE	1.00	D	WDK	N	WOOD DECK	128		38.40	4,915
				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	99	N/A	1.00								

TOTAL RCN	255,689
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1965 / 57
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$148,300

