

Key: 6354

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.058

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GROMAN ANDREW E & HADLEY M 126 KENT ST SCITUATE, MA 02066				55-2-9-0				126 KENT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GROMAN ANDREW E & HADLEY				08/02/2019	O	400,000		51461-11			
SHEEHAN TIMOTHY E &				05/23/2013	A	50,000		43102-340			
SHEEHAN THOMAS W, MICHAEL				10/07/1998	H	100,000		16679-175			

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	%
23-0062	01/18/2023	1	NEW CONST	625,000	05/08/2023	JD	50	50
19-945	12/19/2019	3	ALTERATIONS	8,500	09/23/2020	JD	100	100
19-946	12/19/2019	3	ALTERATIONS	15,000	09/23/2020	JD	100	60
19-946	12/19/2019	3	ALTERATIONS	15,000	08/17/2021	JD	100	100
93-437	07/27/1993	2	ADDITIONS				100	100

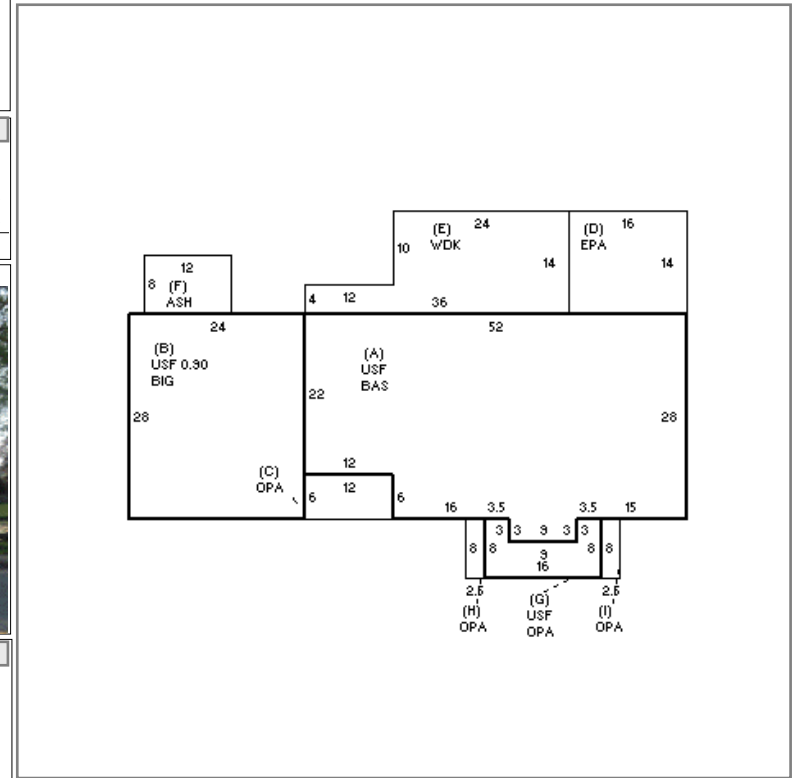
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,577	HBR 1.00	100	1.00	100	1.00	R02	1.40			549,020

TOTAL	30,579 SF	ZONING		FRNT	153	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE C/W 8	LAND	549,000	463,500			
Inf1	FACTOR 100		BUILDING	580,800	250,100			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,129,800</b>	<b>713,600</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/08/2023

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/8/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/8/2023	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW		
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2023	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,528	DETAIL ADJ	1.390	FOUNDATION	3	CONT WALL	1.00	A	BAS	L	BASE AREA	1,411	2023	309.42	436,592
\$NLA(RCN)	\$329	OVERALL	1.000	EXT COVER			1.00	+	USF	L	UPPER STORY FIN	2,117	2023	281.38	595,692
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	672		68.85	46,268
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	213		61.80	13,164
ROOMS	9	1.00		FLOOR COVER	1		1.00	D	EPA	N	ENCLOSED PORCH	224		108.24	24,246
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	384		46.08	17,695
BATHROOMS	3	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03	F	ASH	N	ATT SHED	96		26.83	2,575
# 1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		6,667.20	6,667
TOT FIXTURES	14	\$18,682													
# UNITS	1	1.00													

TOTAL RCN	1,161,582
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	50
ECON	0
DEPR	50 % GD 50
RCNLD	\$580,800