

Key: 6355

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.059

LEGALS

LAND

DETACHED

BUILDING

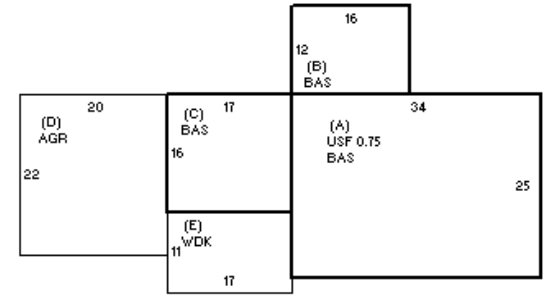
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| PORTER GORDON KNOX & CLAIRE DANDOIS 120 KENT ST SCITUATE, MA 02066 | | | | 55-2-10-0 | | | | 120 KENT ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| PORTER GORDON KNOX & CLANCY SUSAN | | | | 03/20/2020 | QS | 754,000 | 52499-1 | | | | |
| JACOBS TEDDY E | | | | 06/20/2017 | H | 378,500 | 48562-252 | | | | |
| | | | | 08/01/2016 | F | 1 | 47259-33 | | | | |

| 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 | % |
| 17-551 | 08/24/2017 | 3 | ALTERATIONS | 68,500 | 05/23/2018 | JD | 100 | 60 |
| 17-551 | 08/24/2017 | 3 | ALTERATIONS | 68,500 | 05/15/2019 | JD | 100 | 100 |
| 92-845 | 11/01/1992 | 3 | ALTERATIONS | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|----------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 28,421 | HBR 1.00 | 100 | 1.00 | 100 | 1.00 | 616,000 | 1.36 | 100 | 1.00 | R02 1.40 | 545,070 |

| TOTAL | 28,421 SF | ZONING | FRNT | 133 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|-----------|----------|---------|----------|
| Ngh | HARBOR | NOTE | LAND | 545,100 | 460,100 | | |
| Inf1 | FACTOR 100 | | BUILDING | 499,500 | 445,000 | | |
| Inf2 | PHY 100 | | DETACHED | 3,300 | 3,200 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 1,047,900 | 908,300 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 8 X 10 | | 80 | 15.97 | 900 |
| PTD | G | 1.20 | 10 0.90 14 X 20 | 2018 | 280 | 9.61 | 2,400 |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/15/2019 | JD |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/15/2019 | EST |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 9/15/2020 | JD |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

MLS

| YEAR BLT | 1951 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 580,837 | | |
|------------|-------|------------|-------|-----------------|----|---------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|------------|--|
| NET AREA | 1,952 | DETAIL ADJ | 1.144 | FOUNDATION | 3 | CONT WALL | 1.00 | + | BAS | L | BASE AREA | 1,314 | 1951 | 277.81 | 365,044 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$298 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 638 | 1951 | 252.64 | 161,184 | EXTERIOR | G | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | D | AGR | N | ATT GARAGE | 440 | | 54.72 | 24,077 | INTERIOR | V | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | E | WDK | N | WOOD DECK | 187 | | 46.08 | 8,617 | KITCHEN | V | | |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | F11 | O | O | FPL 1S 10P | 1 | | 8,737.20 | 8,737 | BATHS | V | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | | HEAT | U | | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | | | | | | | | | ELECT | U | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2008 / 14 | |
| | | | | | | | | | | | | | | | | | COND | 14 14 % | |
| | | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | | DEPR | 14 % GD 86 | |
| | | | | | | | | | | | | | | | | | RCNLD | \$499,500 | |