

Key: 6359

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.063

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MCPARTLAN JOHN WILLIAM & GULOTTA ELENA SICA				55-2-14-0				110 KENT ST				
110 KENT ST SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCPARTLAN JOHN WILLIAM & O'KEEFE KEVIN & KATHY A				12/14/2020	QS	830,000	53998-301	
				PELLETIER STEVEN JOHN				12/15/2004	Q	565,000	29667-76	
								01/27/1995	QS	157,250	13396-126	

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	%
14-313	06/03/2014	3	ALTERATIONS	31,000	08/13/2015	SJ	100	100
02-279.1	07/15/2002	2	ADDITIONS				100	100
02-279	06/01/2002	2	ADDITIONS				100	100
98-125	04/09/1998	2	ADDITIONS				100	100
		2	ADDITIONS				100	100

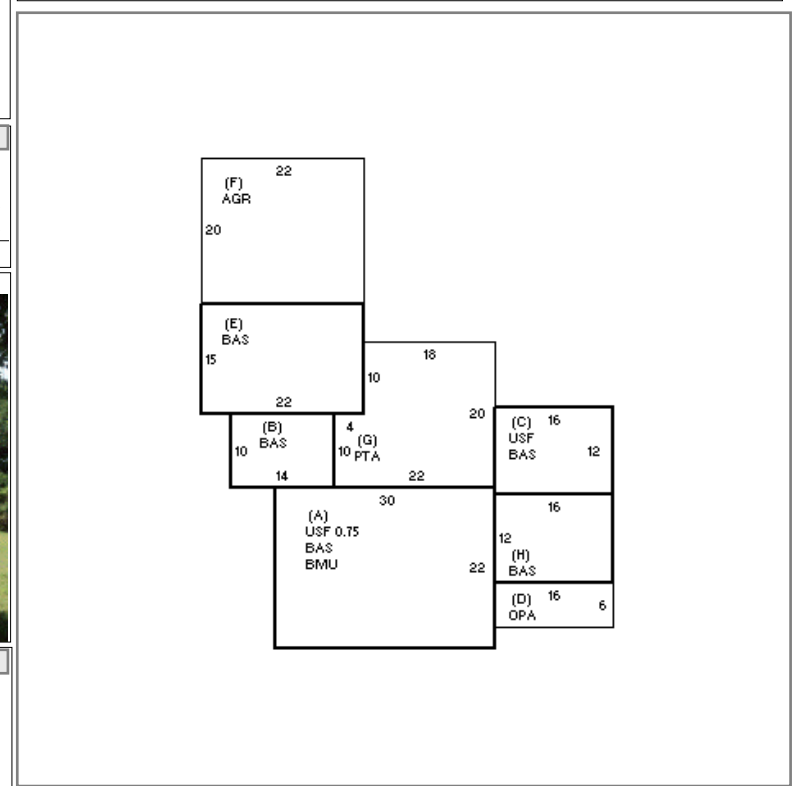
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	29,290	HBR 1.00	100	1.00	100	1.00	616,000	1.32	100	1.00	R02 1.40	546,710

TOTAL	29,272 SF	ZONING	FRNT	199	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	546,700	461,500		
Inf1	FACTOR 100		BUILDING	403,200	358,800		
Inf2	PHY 100		DETACHED	1,700	1,600		
			OTHER	0	0		
			TOTAL	951,600	821,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	12 X14	168	12.75	1,700



BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	8/17/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/17/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	10/13/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,201	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	660		54.10	35,705
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	687	1940	202.18	138,899
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,514	1940	222.33	336,602
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	96		51.50	4,944
				FLOOR COVER	2	SOFTWOOD	1.00	F	AGR	N	ATT GARAGE	440		45.60	20,064
				INT FINISH	1	PLASTER	1.00	G	PTA	N	PATIO	400		14.90	5,960
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1			8,239.00	8,239
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER	1			1,505.00	1,505

TOTAL RCN	559,996	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	G
		KITCHEN	V
		BATHS	G
		HEAT	A
		ELECT	A
EFF.YR/AGE		1977 / 45	
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD	\$403,200		