**Key: 6384**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,088

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| MARTIN SUSAN C<br>7 MARBLE STREET, APT 404W<br>WHITMAN, MA 02382 | 55-5-10-0 | 59 KENT ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| MARTIN SUSAN C | 08/16/2019 | QS | 460,000 | 51519-151 |
| LUQUE WILLIAM TR & | 01/02/2019 | F | 1 | 50692-32 |
| LUQUE WILLIAM K | 10/12/2011 | QS | 320,000 | 40430-84 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

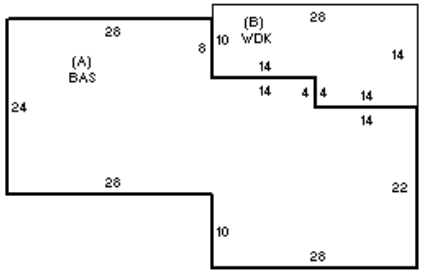
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 12-003 | | 3 | ALTERATIONS | 3,000 | 08/27/2012 | SJ | 100 | 100 |
| 94-198 | 05/24/1994 | 3 | ALTERATIONS | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 30,000 | HBR 1.00 | 100 1.00 | 100 1.00 | 462,000 | 1.29 | W75 0.75 | WV1 1.40 | | | 411,000 |

| TOTAL | 30,000 SF | ZONING | | FRNT | 81 |
|---|---|---|---|---|---|
| Ngh | HARBOR | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 411,000 | 346,900 |
| BUILDING | 210,400 | 187,300 |
| DETACHED | 200 | 200 |
| OTHER | 0 | 0 |
| TOTAL | **621,600** | **534,400** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 30 0.70 | | | 20 | 17.03 | 200 |

PHOTO 10/14/2003

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.85 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 8/27/2012 | SJ |
|---|---|---|
| LIST | 8/27/2012 | EST |
| REVIEW | 9/3/2020 | JD |

BLDG COMMENTS

MLS

| YEAR BLT | 1975 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,344 | DETAIL ADJ | 0.823 |
| $NLA(RCN) | $193 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 6 | $3,950 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 2 | SLAB | 0.95 |
| EXT COVER | 1 | WD SHINGLES | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 14 | COMB | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BAS | L | BASE AREA | 1,344 | 1975 | 180.77 | 242,961 |
| B | WDK | N | WOOD DECK | 336 | | 38.40 | 12,902 |

| TOTAL RCN | 259,813 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | G |
| KITCHEN | V |
| BATHS | A |
| HEAT | U |
| ELECT | A |

| EFF.YR/AGE | 2003 / 19 | |
|---|---|---|
| COND | 18 | 18 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 19 | % GD 81 |
| RCNLD | | $210,400 |