Key: 6445

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,149

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SLOCUM WILLIAM P & RUTH 69 TURNPIKE STREET CANTON, MA 02021	55-8-1-0	48 TOWN WAY EXT

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SLOCUM WILLIAM P & RUTH	01/03/1979	QS		(61365)
SLOCUM JOHN J AND RUTH E	01/01/1949	XX		(C00012777)

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

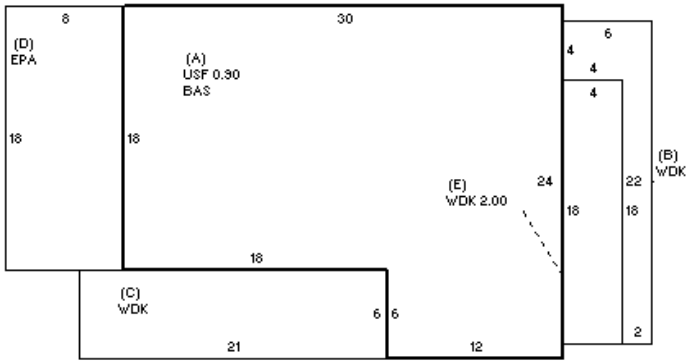
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,850	CLF 1.00	100 1.00	100 1.00	495,000	5.12	75 0.75	WF6 1.50			398,690

TOTAL	6,850 SF	ZONING		FRNT	32
Ngh	CLIFFS	NOTE	INFL 3 = SEASONAL ACCESS ONLY		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	398,700	362,400
BUILDING	196,700	185,400
DETACHED	9,500	8,600
OTHER	0	0
TOTAL	**604,900**	**556,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	GUEST HOUSE		8,600	1.10	9,500

PHOTO 11/17/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/22/2010	PL
LIST	5/22/2010	EST
REVIEW	3/17/2011	ER

YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	1,163	DETAIL ADJ	0.980
$NLA(RCN)	$238	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,352
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	99	N/A	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	612	1979	223.73	136,923
A	USF	L	UPPER STORY FIN	551	1979	203.46	112,106
+	WDK	N	WOOD DECK	330		38.40	12,672
D	EPA	N	ENCLOSED PORCH	144		90.20	12,989

TOTAL RCN	277,042
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 32		
COND	25	25 %	
FUNC	4	PARTIAL HEAT	
ECON	0		
DEPR	29	% GD	71
RCNLD			$196,700