

Key: 6610

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.312

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| KINGSLAND SANDRA S TR 21 MARTHAS LN SCITUATE, MA 02066 | | | | 58-1-8-D | | | | 21 MARTHAS LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| KINGSLAND SANDRA S TR | | | | 11/18/2021 | F | 100 | 56035-260 | | | | |
| KINGSLAND ROBERT C & SAND | | | | 06/30/1986 | QS | 190,500 | 6899-233 | | | | |
| CHALMERS STEPHEN P & JANE | | | | 01/01/1973 | XX | | 3792-663 | | | | |

| 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 | % |
| 86-436 | 09/23/1986 | 3 | ALTERATIONS | | | | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 40,000 | GB 1.00 | 100 | 1.00 | 440,000 | 1.00 | 100 | 1.00 | R05 | 1.00 | 404,040 |
| 300 | A | 0.555 | GB 1.00 | 100 | 1.00 | 15,840 | 1.00 | W80 | 0.80 | R05 | 1.00 | 8,790 |

| TOTAL | 1.473 Acres | ZONING | C/W H | FRNT | 143 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|-------|--------------|----------------|----------------|---------|----------|
| Ngh | GREENBUSH | NOTE | | LAND | 412,800 | 375,800 | | |
| Inf1 | FACTOR 100 | | | BUILDING | 297,200 | 268,000 | | |
| Inf2 | PHY 100 | | | DETACHED | 18,200 | 17,300 | | |
| | | | | OTHER | 0 | 0 | | |
| | | | | TOTAL | 728,200 | 661,100 | | |

DETACHED

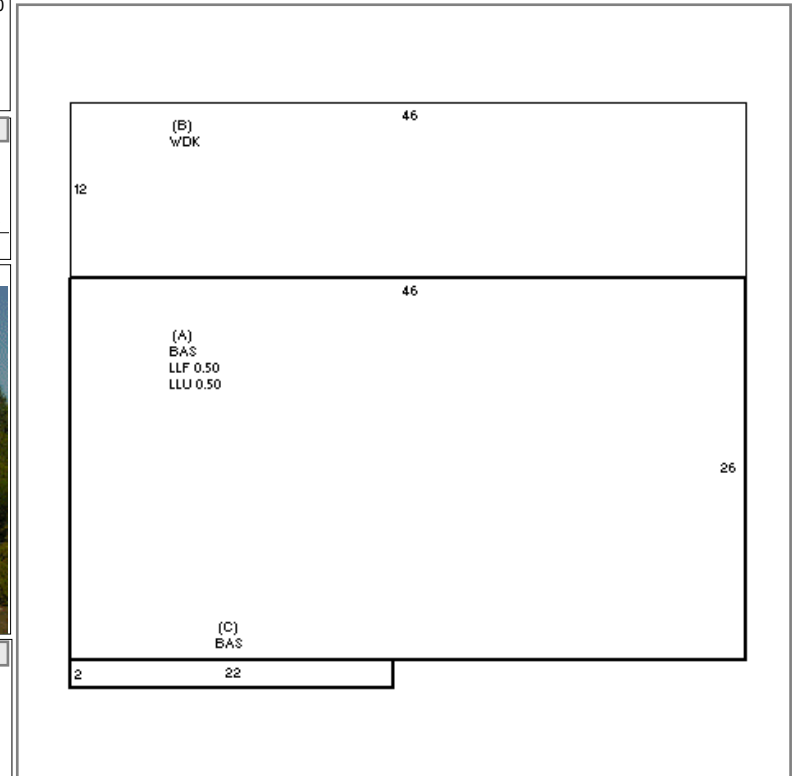
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|--------|
| GFU | A | 1.00 | 50 0.50 | 1979 | 768 | 46.02 | 17,700 |
| SHF | A | 1.00 | 30 0.70 | | 40 | 17.03 | 500 |



BLDG COMMENTS

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 12/1/2010 | PL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/1/2010 | EST |
| STYLE | 2 | 1.00 | RAISED RANCH [100%] | REVIEW | 3/15/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1973 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 1,838 | DETAIL ADJ | 1.020 |
| \$NLA(RCN) | \$216 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|--------------|-------|---------|
| STORIES | 1 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 5 | \$4,080 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|----------------|------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| 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 | 99 | N/A | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | LLU | N | LOWER LEVEL UNF | 598 | | 57.68 | 34,493 |
| A | LLF | L | LOWER LEVEL FIN | 598 | 1973 | 137.04 | 81,948 |
| B | WDK | N | WOOD DECK | 552 | | 38.40 | 21,197 |
| + | BAS | L | BASE AREA | 1,240 | 1973 | 198.68 | 246,357 |
| | F21 | O | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 |

| TOTAL RCN | 396,314 |
|----------------|---------|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 1990 / 32 |
|------------|------------|
| COND | 25 25 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 25 % GD 75 |
| RCNLD | \$297,200 |