Key: 6825

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,522

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KENT THEODORE & CAROLYN S/O KENT THEODORE W & 24 FOXWELL LN SCITUATE, MA 02066	60-2A-19-0	24 FOXWELL LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KENT THEODORE W &	02/06/2023	F	1	57656-129
KENT THEODORE & CAROLYN	06/01/1983	QS	91,500	5364-475
BLANCHARD EUGENE AND JANE	01/01/1955	XX		2331-56

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	%
03-494	08/22/2003	2	ADDITIONS				100	100
89-395	07/20/1989	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	40,000	CLF	1.00	100	1.00	100	1.00	572,000	1.00	100	1.00	R06	1.30			525,250
300	A	0.112	CLF	1.00	100	1.00	100	1.00	25,740	1.00	100	1.00	R06	1.30			2,880

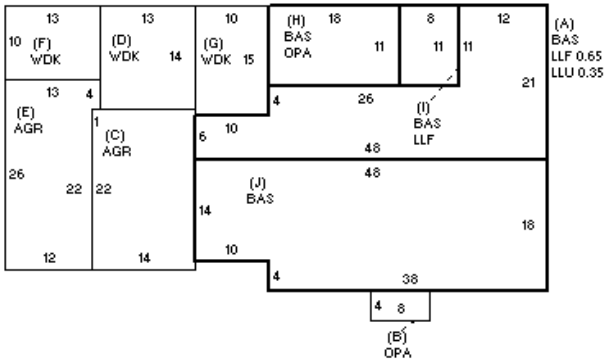
TOTAL	1.030 Acres	ZONING		FRNT	167
Ngh	CLIFFS	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	528,100	480,300
BUILDING	335,800	303,000
DETACHED	1,000	1,000
OTHER	0	0
TOTAL	**864,900**	**784,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	V 1.50	10 0.90			80	14.22	1,000

PHOTO 10/09/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	1.00	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/3/2010	PL
LIST	12/3/2010	EST
REVIEW	3/14/2011	ER

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	2,142	DETAIL ADJ	1.040
$NLA(RCN)	$227	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,160
# 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	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	200		59.20	11,839
+	OPA	N	OPEN PORCH	230		51.50	11,845
+	AGR	N	ATT GARAGE	624		41.89	26,142
+	WDK	N	WOOD DECK	462		38.40	17,741
+	LLF	L	LOWER LEVEL FIN	460	1965	140.63	64,690
+	BAS	L	BASE AREA	1,682	1965	203.89	342,936
	F11	O	FPL 1S 1OP	1		7,281.00	7,281
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	486,634
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD			$335,800