

Key: 6939

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.632

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FLANAGAN KATHLEEN R TR 52 MOORLAND RD SCITUATE, MA 02066				64-6-33-0				52 MOORLAND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLANAGAN KATHLEEN R TR				02/16/2021	F	100	54403-224				
FLANAGAN KATHLEEN R				03/01/1990	QS	168,000	9628-234				
REYNOLDS GERTRUDE M				01/20/1989	QS		8950-106				

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	%
12-239	04/26/2012	2	ADDITIONS	22,000	08/31/2012	SJ	100	100
07-730	12/05/2007	3	ALTERATIONS	81,500	08/07/2008	SJ	100	100
97-574	10/02/1997	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,435 CLF	1.00	100	1.00	792,000	5.44	100	1.00	R09	1.80	636,050

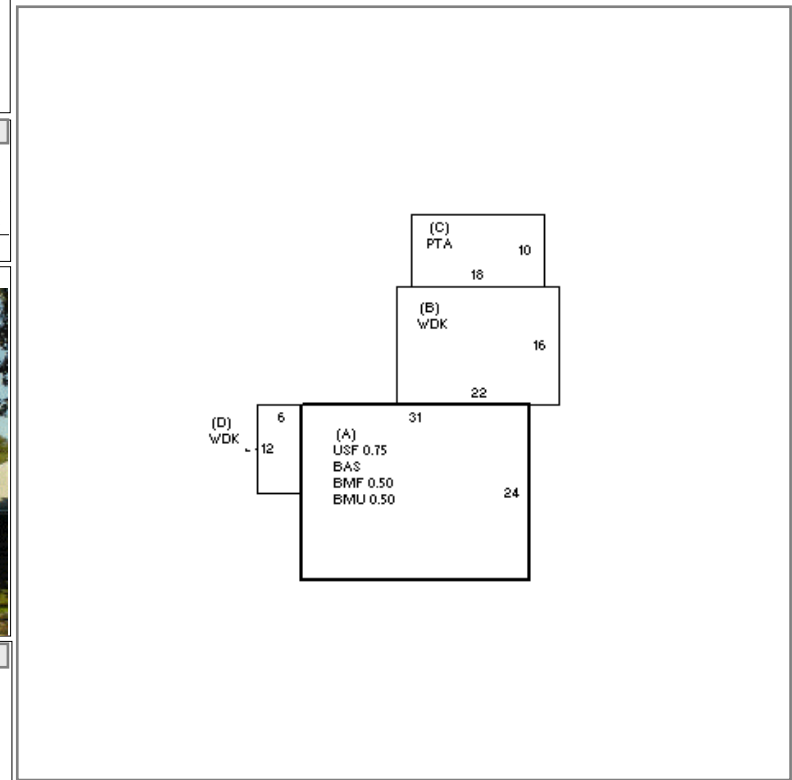
TOTAL	6,435 SF	ZONING	FRNT	55	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	636,100	546,100
Inf1	FACTOR 100		BUILDING	291,500	262,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	927,600	809,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/26/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/26/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/14/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	388,724
NET AREA	1,302	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	372		51.78	19,263		
\$NLA(RCN)	\$299	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	372		72.69	27,042		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	744	1959	248.34	184,768		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	558	1959	225.84	126,020		
				FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	424		38.40	16,282		
				INT FINISH	1	PLASTER	1.00	C	PTA	N	PATIO	180		14.90	2,682		
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	O	FPL 1S 10P	1		7,281.00	7,281		
				FUEL SOURCE	99	N/A	1.00										



CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$5,386
# UNITS	1	1.00

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	\$291,500
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