

Key: 7141

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.823

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------------|--|----------------|--|--|--|
| KAPLAN MATTHEW P & KATHLEEN A 40 CANNON BALL RD SHARON, MA 02067 | | | | 69-1-33-0 | | | | 244 CENTRAL AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| KAPLAN MATTHEW P & KATHLEEN A | | | | 10/12/2018 | V | 905,000 (127612) | | | | | |
| WARREN BRADFORD B SR, TR | | | | 04/24/2006 | F | 10 (108932) | | | | | |
| WARREN BRADFORD | | | | 09/03/1998 | F | 1 (C94057) | | | | | |

| 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 | % |
| 03-654 | 10/27/2003 | 1 | NEW CONST | | 09/18/2006 | SJ | 100 | 100 |
| SS-19-24 | | 1 | NEW CONST | 364,200 | 06/30/2005 | | 100 | 100 |
| | | 5 | SPLIT/SUB/LA | | | | 100 | 100 |

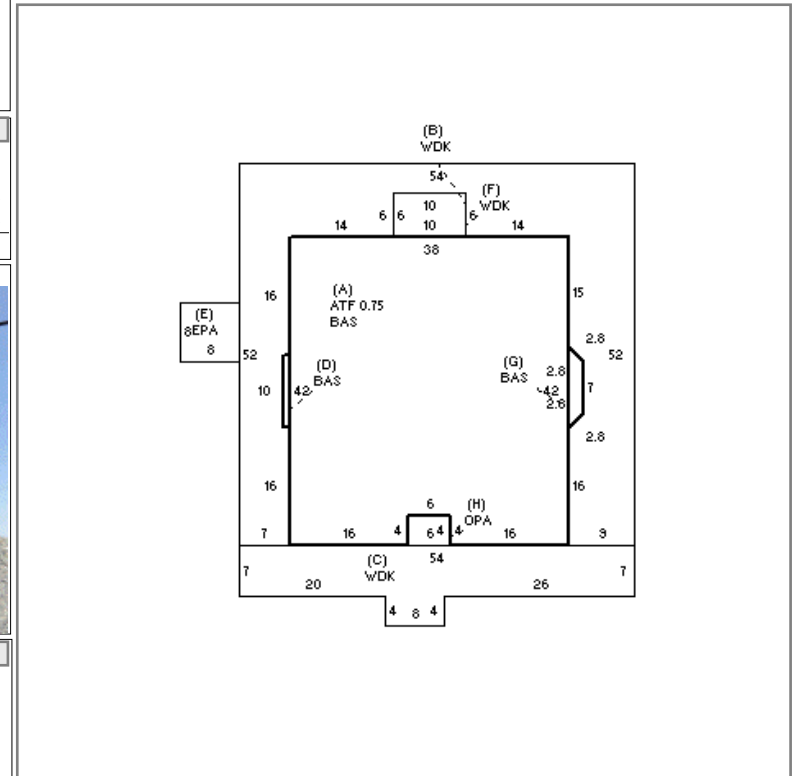
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|------------|------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 21,250 HUM | 1.00 | 100 | 1.00 | 100 | 1.00 | 748,000 | 1.77 | 100 | 1.00 | WF7 1.70 | 645,210 |

| TOTAL | 21,250 SF | ZONING | | FRNT | 41 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|---------------------|--------------|------------------|------------------|----------|---------|----------|
| Ngh | HUMAROCK | NOTE c/w 69-1-32 | LAND | 645,200 | 552,100 | | | |
| Inf1 | FACTOR 100 | | BUILDING | 695,300 | 624,800 | | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | TOTAL | 1,340,500 | 1,176,900 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/28/2015 | SJ |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/28/2015 | EST |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 6/24/2019 | JD |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS | ROOF DECK |
|---------------|-----------|
|---------------|-----------|

G

| YEAR BLT | 2005 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 702,335 | |
|--------------|-------|------------|-----------------|------------|---------------|-------------|------|------|-----------|----------------|--------------|-----------|-------|-----------|---------|----------------|-----------|--|
| NET AREA | 2,779 | DETAIL ADJ | 1.098 | FOUNDATION | 1 | PIER | 0.98 | + | BAS | L | BASE AREA | 1,600 | 2005 | 251.92 | 403,070 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$253 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | ATF | L | ATTIC FINISH | 1,179 | 2005 | 162.77 | 191,903 | EXTERIOR | G | |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 2 | HIP | 1.00 | + | WDK | N | WOOD DECK | 1,594 | 46.08 | 73,452 | INTERIOR | G | |
| STORIES | 1.75 | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | E | EPA | N | ENCLOSED PORCH | 64 | 108.24 | 6,928 | 6,928 | KITCHEN | G | | |
| ROOMS | 7 | 1.00 | FLOOR COVER | 13 | COMB | 1.00 | H | OPA | N | OPEN PORCH | 24 | 61.80 | 1,483 | 1,483 | BATHS | G | | |
| BEDROOMS | 3 | 1.00 | INT FINISH | 2 | DRYWALL | 1.00 | WDK | N | WOOD DECK | 144 | 46.08 | 6,636 | 6,636 | HEAT | U | | | |
| BATHROOMS | 3 | 1.00 | HEATING/COOLING | 2 | HOT WATER | 1.02 | FPL | O | FIREPLACE | 1 | 9,375.60 | 9,376 | 9,376 | ELECT | U | | | |
| # 1/2 BATHS | 0 | 1.00 | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | |
| TOT FIXTURES | 9 | \$9,487 | | | | | | | | | | | | | | | | |
| # UNITS | 1 | 1.00 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2021 / 1 | |
| | | | | | | | | | | | | | | | | COND | 1 1 % | |
| | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | DEPR | 1 % GD 99 | |
| | | | | | | | | | | | | | | | | RCNLD | \$695,300 | |