Key: 732

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 671

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KENNEY RICHARD N TR 26 UTILITY RD SCITUATE, MA 02066	32-5-3-0	26 UTILITY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KENNEY RICHARD N TR	08/19/2022	F	100	57145-105
KENNEY RICHARD N & PATRIC	01/01/1969	QS		3446-675
SCARRY EDWARD A AND MARGA	01/01/1957	XX		2508-48

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

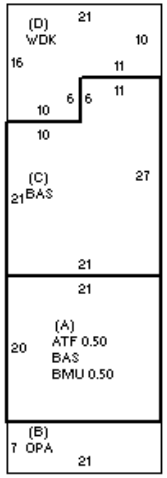
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	09/13/2022	7	OTHERS		05/22/2023	JD	100	100
97-73	03/03/1997	3	ALTERATIONS				100	100
90-492	08/16/1990	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,300	SC 1.00	100 1.00	100 1.00	396,000	1.46	100 1.00	R03 0.90			347,880

TOTAL	26,300 SF	ZONING		FRNT	352
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	347,900	333,800
BUILDING	172,400	104,000
DETACHED	6,100	5,800
OTHER	0	0
TOTAL	**526,400**	**443,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	GARAGE	1933	198	54.75	5,400
SHF	A 1.00	50 0.50	12X8	1997	96	14.95	700

PHOTO 05/22/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/22/2023	JD
LIST	5/22/2023	EST
REVIEW	3/8/2011	KT

YEAR BLT	1933	SIZE ADJ	1.000
NET AREA	1,137	DETAIL ADJ	1.122
$NLA(RCN)	$271	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	8	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,693
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	210		63.15	13,262
A	ATF	L	ATTIC FINISH	210	1933	166.57	34,980
B	OPA	N	OPEN PORCH	147		51.50	7,571
+	BAS	L	BASE AREA	927	1933	257.80	238,984
D	WDK	N	WOOD DECK	270		38.40	10,368

TOTAL RCN 307,858

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A

EFF.YR/AGE 1963 / 59

COND	44	44 %	
FUNC	0		
ECON	0		
DEPR	44	% GD	56

RCNLD $172,400