

Key: 7439

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.114

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PICKETT KEVIN J TR 102 POWDER HOUSE BLVD SOMERVILLE, MA 02144-1309				72-16-10-0				16 POSTSCRIPT LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PICKETT KEVIN J TR				03/23/2015	F		10 (121634)				
PICKETT WILLIAM A				01/01/1967	QS		(38865)				
JENNINGS,BARNABUS AND DEL				01/01/1956	XX		(C00022262)				

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 %

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,600 HUM	1.00	100	1.00	100	1.00	550,000	6.21	100	1.00	R08 1.25	438,960

TOTAL	5,600 SF	ZONING		FRNT	78	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	439,000	399,100
Infl1	FACTOR 100		BUILDING	113,100	107,500			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	552,100	506,600

DETACHED

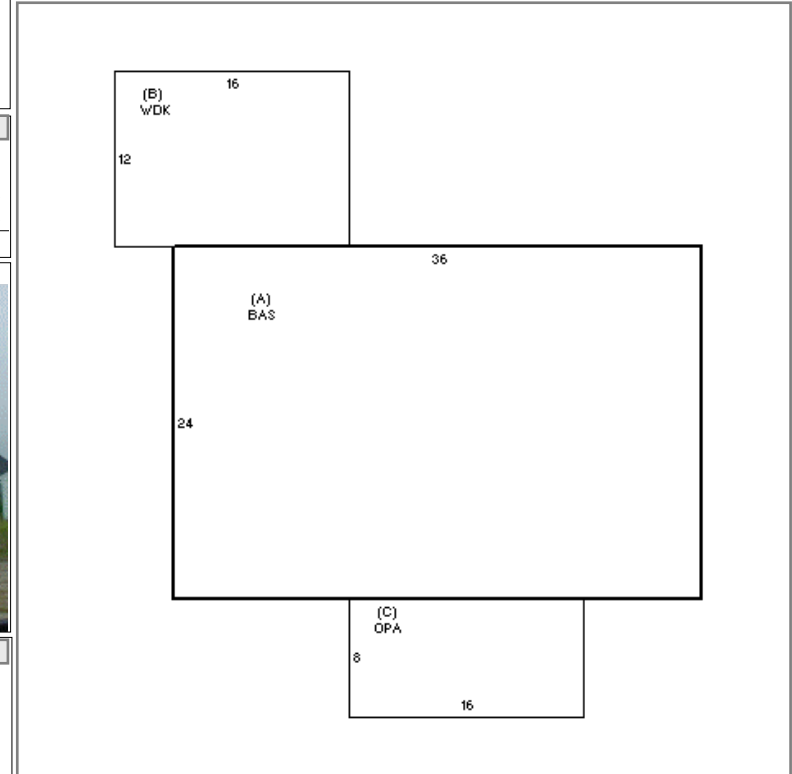
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 FR- COTT TO RANCH

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/21/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/21/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/8/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1951	SIZE ADJ	1.000
NET AREA	864	DETAIL ADJ	0.686
\$NLA(RCN)	\$190	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$1,646	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.85
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	864	1951	171.65	148,306
B	WDK	N	WOOD DECK	192		38.40	7,373
C	OPA	N	OPEN PORCH	128		51.50	6,592

TOTAL RCN	163,917
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	\$113,100