

Key: 7491

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.164

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KEANE JOHN J & MARY JANE TRS 28 CATHY ROAD CHELMSFORD, MA 01824				72-3-9-0				31 REVERE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KEANE JOHN J & MARY JANE				06/07/2021	F	1 (132110)					
KEANE JOHN J &				11/15/2018	U	425,000 (127757)					
KILEY EDWIN P & MARY J TR				07/12/2005	F	(107614)					

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	%
		3	ALTERATIONS				0	0

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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

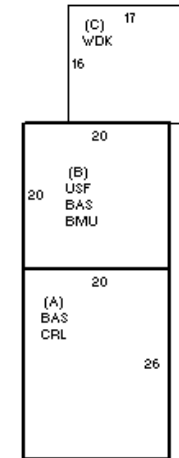
TOTAL	5,600 SF	ZONING	FRNT	88	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	439,000	399,100		
Inf1	FACTOR 100		BUILDING	243,900	217,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	682,900	616,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/26/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/26/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/8/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	Outside Shower
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YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,320	DETAIL ADJ	1.200
\$NLA(RCN)	\$289	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	6	\$5,760	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	520		10.79	5,611
EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	920	1940	264.85	243,661
ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	400		48.33	19,332
ROOF COVER	1	ASPH SHINGLES	1.00	B	USF	L	UPPER STORY FIN	400	1940	240.85	96,341
FLOOR COVER	2	SOFTWOOD	1.00	C	WDK	N	WOOD DECK	272		38.40	10,445
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	381,150
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$243,900