

Key: 7805

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.471

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WATERMAN DAVE A & JEAN 2 WISTERIA WAY CANTON, MA 02021				73-16-8-0				10 KENILWORTH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WATERMAN DAVE A & JEAN				12/22/2020	QS	450,000	(131310)				
WOODWARD SUSAN F &				10/27/2010	F	1	(115311)				
MCVEY CHARLES F TR				05/07/2007	F	1	(110496)				

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	%
92-560	07/06/1992	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	3,200	HUM 1.00	100	1.00	100	1.00	550,000	10.62	100	1.00	R08 1.25	429,110

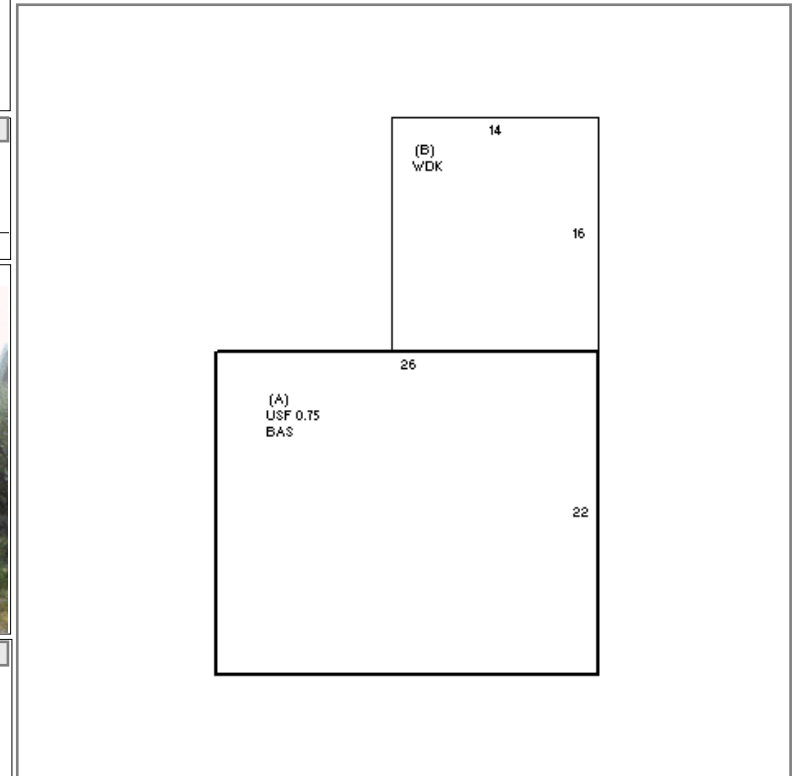
DETACHED

TOTAL	3,180 SF	ZONING	FRNT	39	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	429,100	390,100		
Infl1	FACTOR 100		BUILDING	178,100	158,500		
Infl2	PHY 100		DETACHED	900	900		
			OTHER	0	0		
			TOTAL	608,100	549,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 10		80	15.97	900



BLDG COMMENTS
MLS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/1/2021	JD
MODEL	1		RESIDENTIAL	LIST	12/16/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/15/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	261,917	
NET AREA	1,001	DETAIL ADJ	1.045	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	572	1949	249.36	142,636	CONDITION ELEM	CD	
\$NLA(RCN)	\$262	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	429	1949	226.77	97,284	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	224		38.40	8,602	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	KITCHEN	A	
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUT DOOR SHOWER	1		1,402.00	1,402	BATHS	A	
				INT FINISH	1	PLASTER	1.00									HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	U	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.75	1.00															
ROOMS		5	1.00															
BEDROOMS		2	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		5	\$4,180															
# UNITS		1	1.00															
EFF.YR/AGE 1971 / 51																		
COND 32 32 %																		
FUNC 0																		
ECON 0																		
DEPR 32 % GD 68																		
RCNLD \$178,100																		