

Key: 7808

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.474

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HALLIDAY KEVEN A & ALETA M 147 COUNTRY CLUB ROAD DEDHAM, MA 02026				73-17-1-0				9 KENILWORTH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HALLIDAY KEVEN A & ALETA				04/01/1985	QS		(51320)				
MASCIOLI RODA;				01/01/1974	XX		(C00051320)				
MASCIOLI ROSA				01/01/1946	XX		(C00009899)				

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	%
99-254	05/25/1999	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,400 HUM	1.00	100	1.00	100	1.00	638,000	5.46	100	1.00	RF2 1.45	512,250

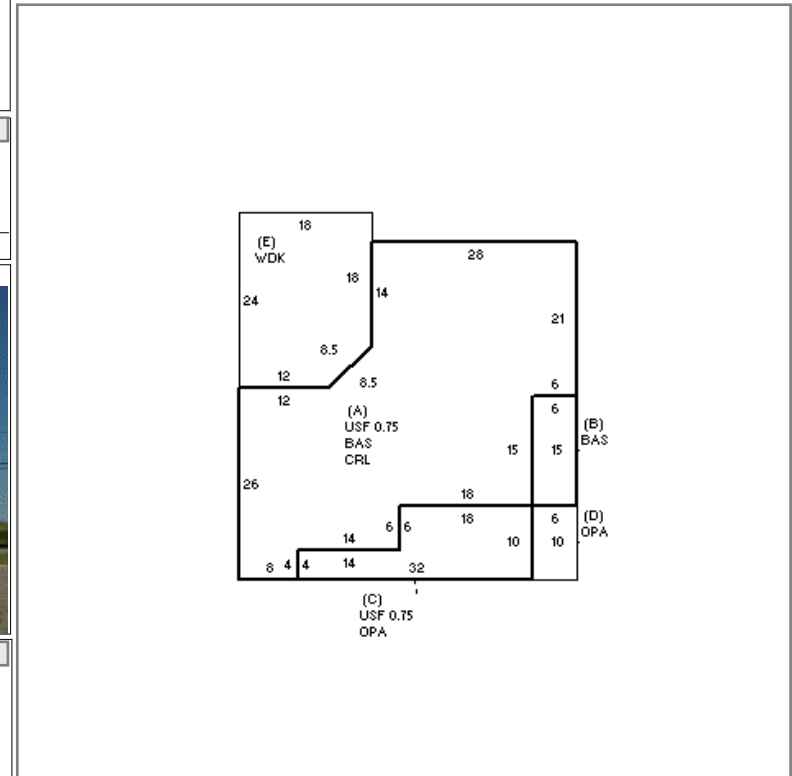
TOTAL	6,400 SF	ZONING		FRNT	133	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	512,300	465,700		
Inf1	FACTOR 100		BUILDING	267,000	250,800			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	779,300	716,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/28/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/28/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/4/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	2,696	DETAIL ADJ	1.122
\$NLA(RCN)	\$275	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	\$9,694
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	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	CRL	N	BSMT CRAWL	1,388		11.63	16,142
+	USF	L	UPPER STORY FIN	1,218	1940	235.13	286,393
+	BAS	L	BASE AREA	1,478	1940	258.56	382,153
+	OPA	N	OPEN PORCH	296		61.80	18,293
E	WDK	N	WOOD DECK	414		46.08	19,078
	F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	741,640
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$267,000