**Key: 7814**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,480

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| KELTIC REALTY LLC<br>P O BOX 206<br>27 OCEAN DRIVE<br>HUMAROCK, MA 02047 | 73-1-7-0 | 19 KENILWORTH ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| KELTIC REALTY LLC | 03/03/2021 | F | 10 | (131641) |
| O'BRIEN T BARRY & RUTH M | 02/11/2008 | F | -100 | (111620) |
| OBRIEN BARRY & RUTH M | 10/24/1986 | QS | 141,000 | (74183) |

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

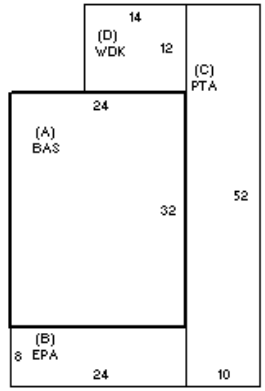
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 91-175 | 05/01/1991 | 3 | ALTERATIONS | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 3,600 | HUM 1.00 | 100 1.00 | 100 1.00 | 550,000 | 9.48 | 100 1.00 | R08 1.25 | | | 431,050 |

| TOTAL | 3,615 SF | ZONING | | FRNT | 44 |
|---|---|---|---|---|---|
| Ngh | HUMAROCK | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 431,100 | 391,900 |
| BUILDING | 117,800 | 111,300 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **548,900** | **503,200** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 09/22/2003

BLDG COMMENTS

FY12 FR- COTT TO RANCH

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.85 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 12/16/2010 | PL |
|---|---|---|
| LIST | 12/16/2010 | EST |
| REVIEW | 3/4/2011 | ER |

| YEAR BLT | 1955 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 768 | DETAIL ADJ | 0.686 |
| $NLA(RCN) | $222 | 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 | 1 | WD SHINGLES | 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 | 768 | 1955 | 179.03 | 137,492 |
| B | EPA | N | ENCLOSED PORCH | 192 | | 90.20 | 17,318 |
| C | PTA | N | PATIO | 520 | | 14.90 | 7,748 |
| D | WDK | N | WOOD DECK | 168 | | 38.40 | 6,451 |

| TOTAL RCN | 170,655 |
|---|---|
| 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 | | | $117,800 |