

Key: 7816

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.482

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WALSH DAVID & CYRILLA 16 BROOKFIELD STREET ROSLINDALE, MA 02131				73-1-9-F				25 KENILWORTH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WALSH DAVID & CYRILLA				03/22/2004	F		1 (105031)				
WALSH CATHERINE M				01/01/1970	QS		4379-				
DEVANEY JAMES AND DOROTHY				01/01/1963	QS	14,500	(C00033864)				


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	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,106	HUM 1.00	100	1.00	100	1.00	748,000	6.78	100	1.00	WF7 1.70	594,620

DETACHED

TOTAL	5,097 SF	ZONING	FRNT	69	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	594,600	508,800		
Inf1	FACTOR 100		BUILDING	176,000	158,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		770,600	667,600		

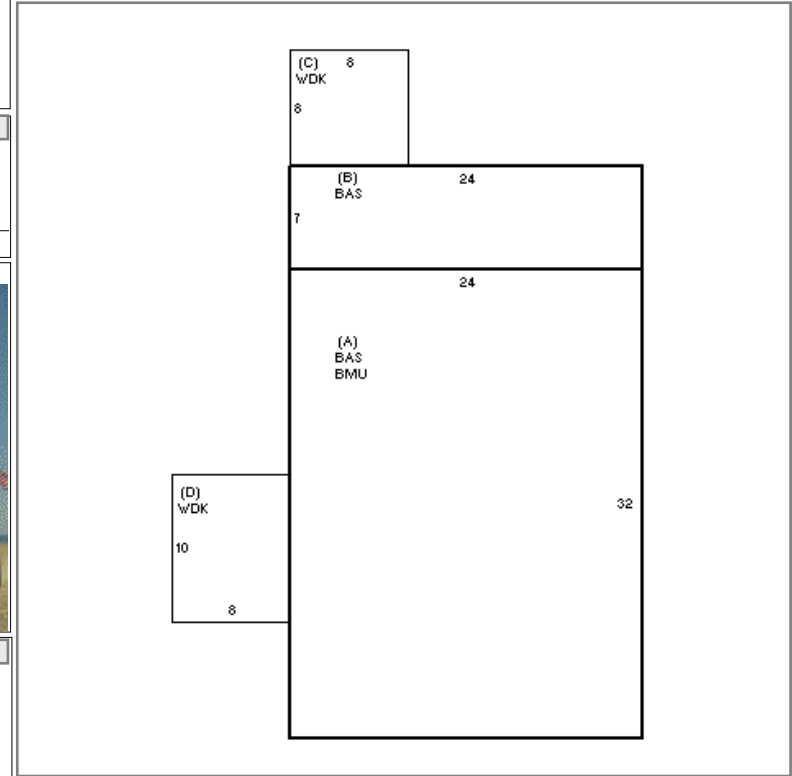
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/22/2003
									

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/16/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/16/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	255,017
NET AREA	936	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		51.24	39,349		
\$NLA(RCN)	\$272	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	936	1950	211.27	197,753		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	144		38.40	5,530		
				ROOF COVER	1	ASPH SHINGLES	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491		
				FLOOR COVER	14	COMB	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813		
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										



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	\$176,000
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