

Key: 7817

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.483

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PICOT LEONARD M & MARGERY B 6 REYNOLDS AVE RANDOLPH, MA 02368				73-2-1-0				26 KENILWORTH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PICOT LEONARD M & MARGERY				05/01/2017	F	1 (125075)					
PICOT MARGERY B				02/23/2000	H	300,000 (96990)					
DESIMONE MICHAEL & ANGELI				01/01/1945	QS	9336-N/A					


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	%
18-554	08/22/2018	3	ALTERATIONS	16,000	06/25/2019	JD	100	100
11-231	05/09/2011	3	ALTERATIONS	8,000	08/11/2011	SJ	100	100
11-231	05/09/2011	3	ALTERATIONS	8,000	09/06/2012	SJ	100	100
11-176	04/13/2011	3	ALTERATIONS	2,027	08/11/2011	SJ	100	100
07-350	06/28/2007	3	ALTERATIONS	6,000	08/22/2008	SJ	100	100

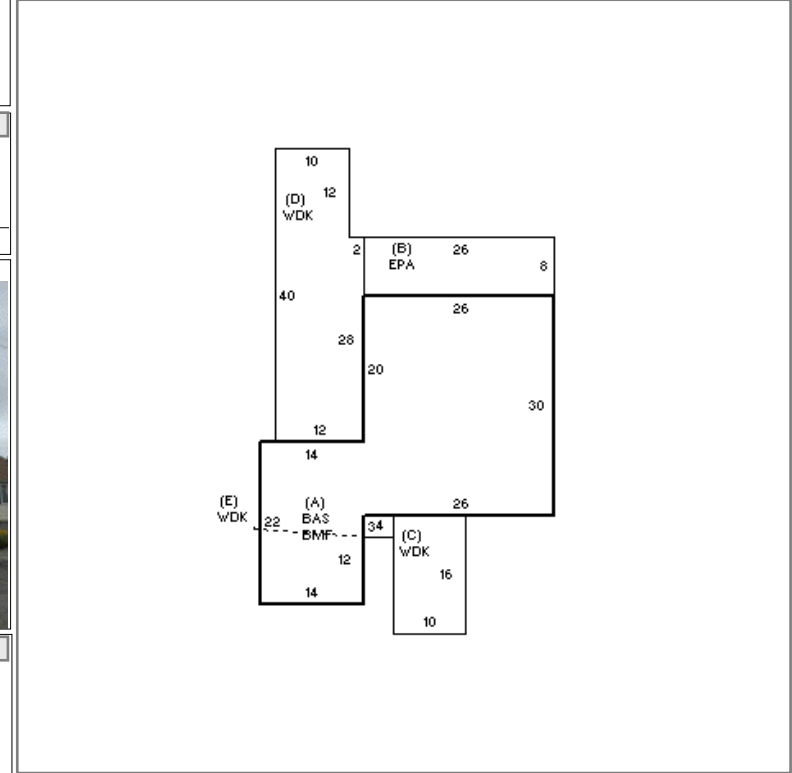
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,202	HUM 1.00	100	1.00	100	1.00	748,000	5.63	100	1.00	WF7 1.70	599,710

TOTAL	6,186 SF	ZONING	FRNT	104	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	599,700	513,100		
Inf1	FACTOR 100		BUILDING	244,600	217,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	844,300	730,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/25/2019
									



BUILDING	CD	ADJ	DESC	MEASURE	6/25/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/25/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/4/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Outside Shower

BUILDING

YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	382,114
NET AREA	1,088	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	1,088		71.12	77,380		
\$NLA(RCN)	\$351	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,088	1945	221.95	241,480		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	208		99.22	20,638		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	628		42.24	26,527		
				FLOOR COVER	2	SOFTWOOD	1.00		BMG	O	BSMT GARAGE	1		2,740.10	2,740		
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
																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	\$244,600

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