

Key: 8031

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.715

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KENT VILLAGE ASSOCIATIONS ATTN: ACCT DEPT 100 GRANDVIEW RD STE207 BRAINTREE, MA 02184				60-3-4-0				152 KENT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KENT VILLAGE ASSOCIATIONS				10/08/1982	QS	64,000	5222-2				
PLANNING OFFICE FOR URBAN				08/19/1980	QS	146,000	4865-56				
GOMES ALFREDO AND ALICE T				01/01/1946	XX		1894-391				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1120	100	> 8 UNITS				1	1 of 8	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-422	07/23/2020	3	ALTERATIONS	1,000,000	08/17/2021	JD	100	100
19-520	07/17/2019	3	ALTERATIONS	23,875	08/05/2020	JD	100	100
		6	CYCL GROWTH			PJB	100	100

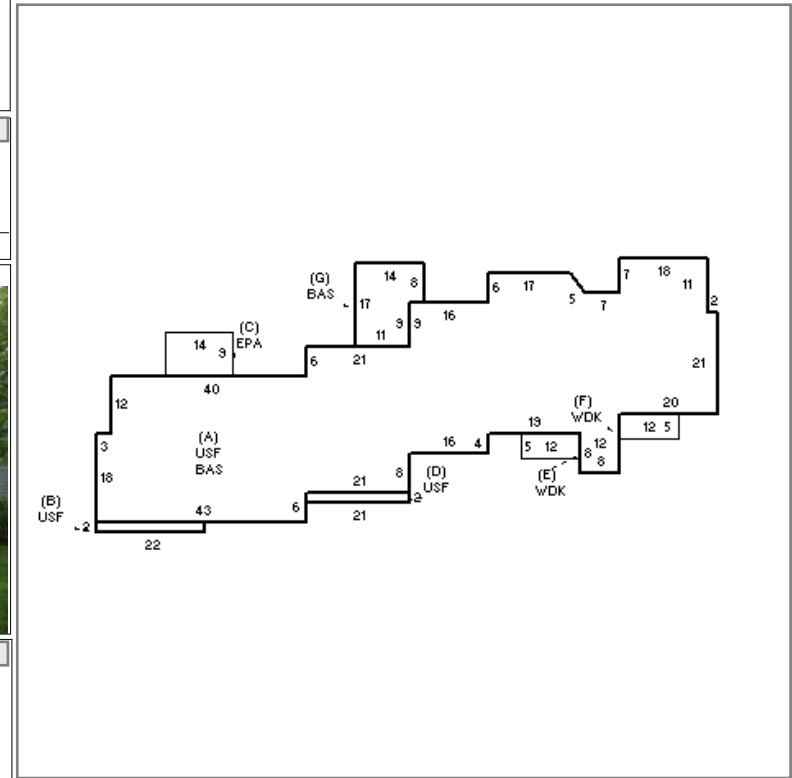
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
112	U	64	C01 1.00	100	1.00	70,400	1.00	100	1.00	APA	1.00	4,505,600

TOTAL	11.030 Acres	ZONING	C/W 5 7F	FRNT	502	ASSESSED	CURRENT	PREVIOUS
Ngh	1	NOTE		LAND		4,505,600	4,096,000	
Infl1	FACTOR 100		BUILDING		609,300	589,400		
Infl2	PHY 100		DETACHED		89,400	84,400		
			OTHER		4,135,800	4,000,400		
				TOTAL		9,340,100	8,770,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	60 0.40		50,000	3.40	68,000
LH1	A	1.00	50 0.50		28	1,530.70	21,400

PHOTO 05/11/2011

BLDG COMMENTS
KENT VILLAGE 64 APTS/BLDG A



BUILDING	CD	ADJ	DESC	MEASURE	1/21/2022	PJK
MODEL	5		CIM-5	LIST	5/11/2011	DF
STYLE	13	0.80	APARTMENTS [100%]	REVIEW	8/17/2021	JD
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	8,135	DETAIL ADJ	0.783	FOUNDATION	3	FOUND. WALL	1.00	+	BAS	L	BASE AREA	4,130	1983	96.52	398,609
\$NLA(RCN)	\$97	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	4,005	1983	96.52	386,544
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCL PORCH	126		31.45	3,963
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	120		18.70	2,244
				FLOOR COVER	3	WW CARPET	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	791,360
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1997 / 25
COND	23 23%
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$609,300

Key: 8031

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.716

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KENT VILLAGE ASSOCIATIONS				60-3-4-0				152 KENT ST			
ATTN: ACCT DEPT				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
100 GRANDVIEW RD STE207											
BRAINTREE, MA 02184											


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1120	100	> 8 UNITS					2	2 of 8	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

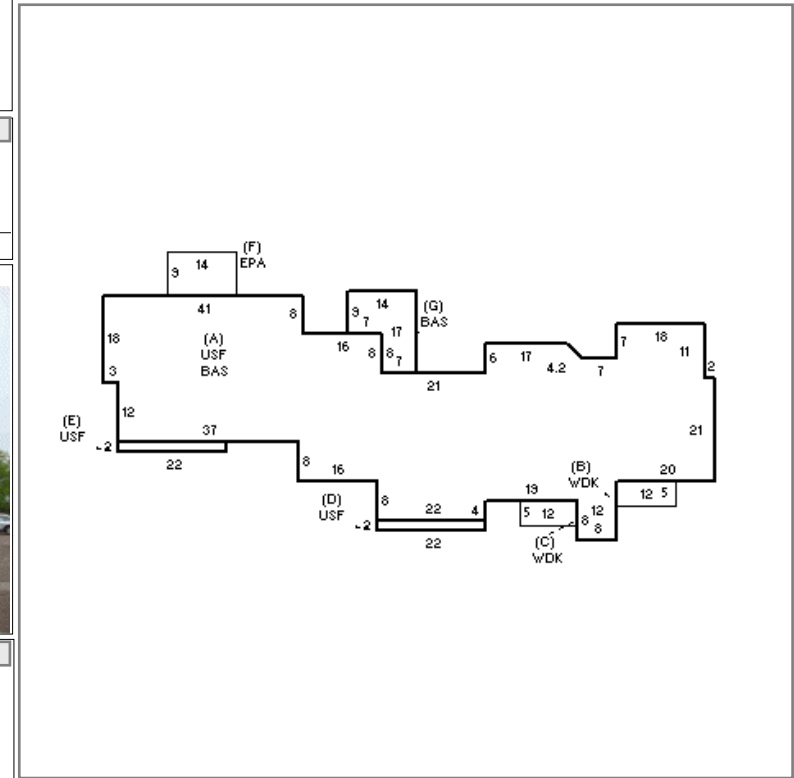
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	585,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/11/2011
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	DATE	BY
MODEL	5		CIM-5	LIST			
STYLE	13	0.80	APARTMENTS [100%]				
QUALITY	-	0.85	MINUS AVE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]		8/17/2021		JD

BUILDING

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	760,146		
NET AREA	7,952	DETAIL ADJ	0.767	FOUNDATION	3	FOUND. WALL	1.00	+	BAS	L	BASE AREA	4,023	1983	94.81	381,426	CONDITION ELEM	CD		
\$NLA(RCN)	\$96	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	WDK	N	WOOD DECK	120		18.70	2,244	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	3,929	1983	94.81	372,513	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	F	EPA	N	ENCL PORCH	126		31.45	3,963	CDN/APP	A		
				FLOOR COVER	3	W/W CARPET	1.00												
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOL	2	HOT WATER	1.02												
				FUEL SOURCE	4	COAL	0.98												
																		EFF. YR/AGE	1997 / 25
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$585,300

Key: 8031

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.718

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KENT VILLAGE ASSOCIATIONS ATTN: ACCT DEPT 100 GRANDVIEW RD STE207 BRAintree, MA 02184				60-3-4-0				152 KENT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1120	100	> 8 UNITS					4	4 of 8	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

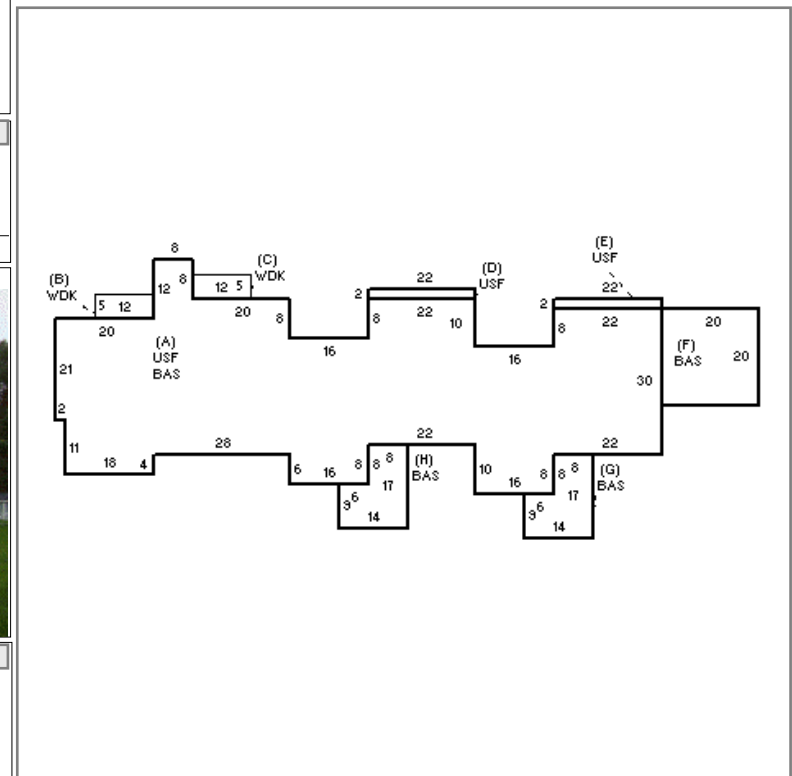
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	632,600	
Infl1		BUILDING			
Infl2		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	DATE	BY
MODEL	5		CIM-5	LIST			
STYLE	13	0.80	APARTMENTS [95%]				
QUALITY	-	0.85	MINUS AVE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]		8/17/2021		JD

BLDG COMMENTS

BLDG D

G

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	821,621		
NET AREA	8,584	DETAIL ADJ	0.781	FOUNDATION	3	FOUND. WALL	1.00	+	BAS	L	BASE AREA	4,238	1983	95.45	404,534	CONDITION ELEM	CD		
\$NLA(RCN)	\$96	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	WDK	N	WOOD DECK	120		18.70	2,244	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	3,946	1983	95.45	376,661	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	F	BAS	L	BASE AREA	400	1983	95.46	38,182	CDN/APP	A		
				FLOOR COVER	3	W/W CARPET	1.00												
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOL	2	HOT WATER	1.02												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1997 / 25
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$632,600

Key: 8031

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.719

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KENT VILLAGE ASSOCIATIONS ATTN: ACCT DEPT 100 GRANDVIEW RD STE207 BRAINTREE, MA 02184				60-3-4-0				152 KENT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1120	100	> 8 UNITS				5	5 of 8
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

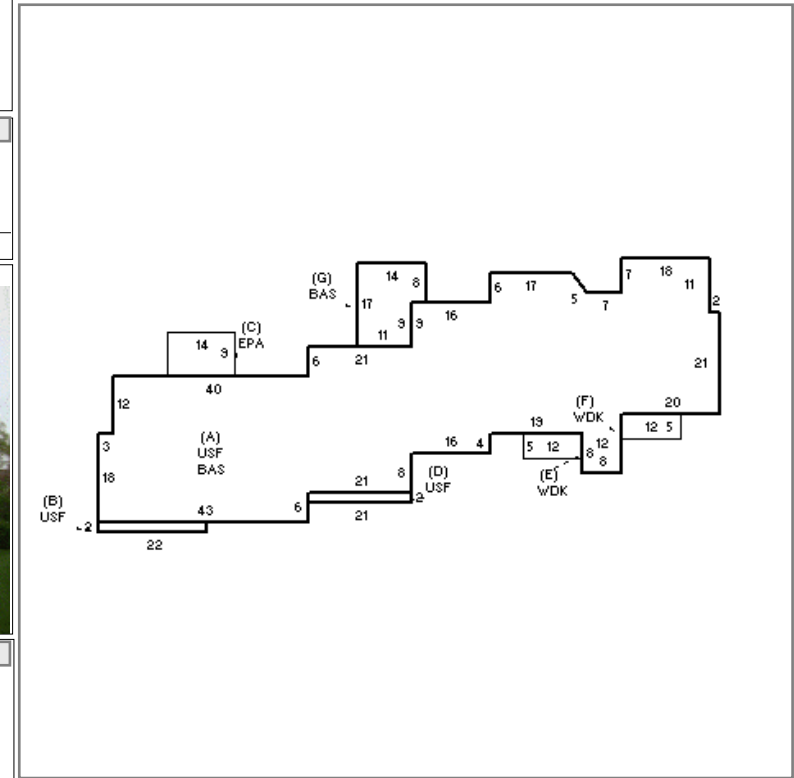
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	609,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	5		CIM-5	LIST	8/17/2021 JD
STYLE	13	0.80	APARTMENTS [100%]		
QUALITY	-	0.85	MINUS AVE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

BLDG COMMENTS
KENT VILLAGE 64 APTS

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	791,360		
NET AREA	8,135	DETAIL ADJ	0.783	FOUNDATION	3	FOUND. WALL	1.00	+	BAS	L	BASE AREA	4,130	1983	96.52	398,609	CONDITION ELEM	CD		
\$NLA(RCN)	\$97	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	4,005	1983	96.52	386,544	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCL PORCH	126		31.45	3,963	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	120		18.70	2,244	CDN/APP	A		
				FLOOR COVER	3	W/W CARPET	1.00												
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOL	2	HOT WATER	1.02												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1997 / 25
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$609,300

Key: 8031

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.721

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KENT VILLAGE ASSOCIATIONS ATTN: ACCT DEPT 100 GRANDVIEW RD STE207 BRAintree, MA 02184				60-3-4-0				152 KENT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1120	100	> 8 UNITS					7	7 of 8	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

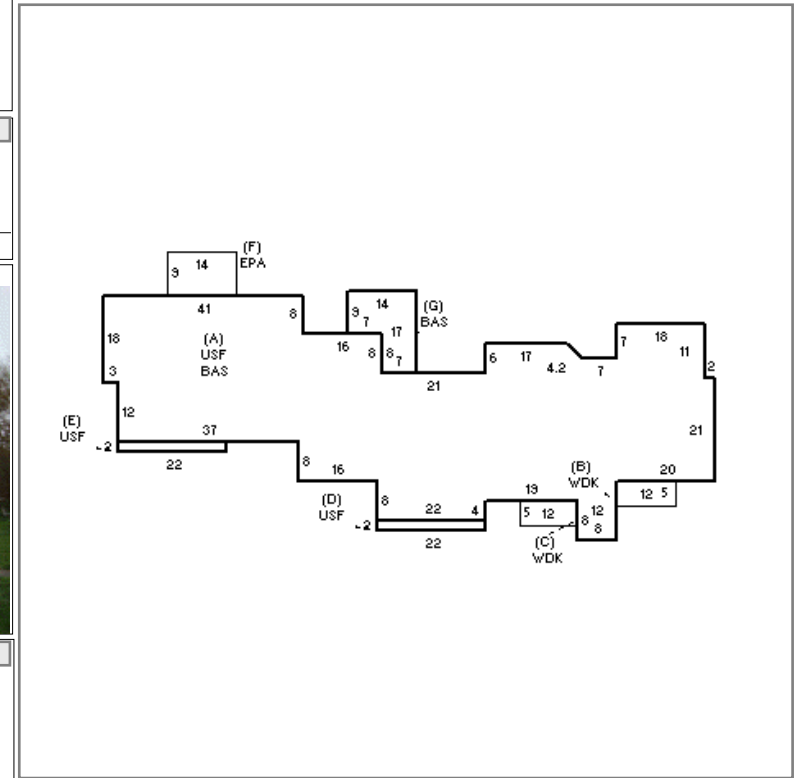
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	585,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	DATE	BY
MODEL	5		CIM-5	LIST			
STYLE	13	0.80	APARTMENTS [100%]				
QUALITY	-	0.85	MINUS AVE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]		8/17/2021		JD

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	7,952	DETAIL ADJ	0.767
\$NLA(RCN)	\$96	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2	1.00
% HEATED		100	1.00
% AIR COND		0	1.00
% SPRINKLER		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUND. WALL	1.00	+	BAS	L	BASE AREA	4,023	1983	94.81	381,426
EXT. COVER	1	WOOD SHINGLE	1.00	+	WDK	N	WOOD DECK	120		18.70	2,244
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	3,929	1983	94.81	372,513
ROOF COVER	1	ASPH/CMP SHIN	1.00	F	EPA	N	ENCL PORCH	126		31.45	3,963
FLOOR COVER	3	W/W CARPET	1.00								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	2	HOT WATER	1.02								
FUEL SOURCE	4	COAL	0.98								

TOTAL RCN	760,146	
CONDITION ELEM	CD	
EXTERIOR	G	A
INTERIOR	A	A
CDN/APP	A	A
EFF.YR/AGE	1997 / 25	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD	\$585,300	

Key: 8031

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.722

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KENT VILLAGE ASSOCIATIONS ATTN: ACCT DEPT 100 GRANDVIEW RD STE207 BRAintree, MA 02184				60-3-4-0				152 KENT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1120	100	> 8 UNITS				8	8 of 8
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

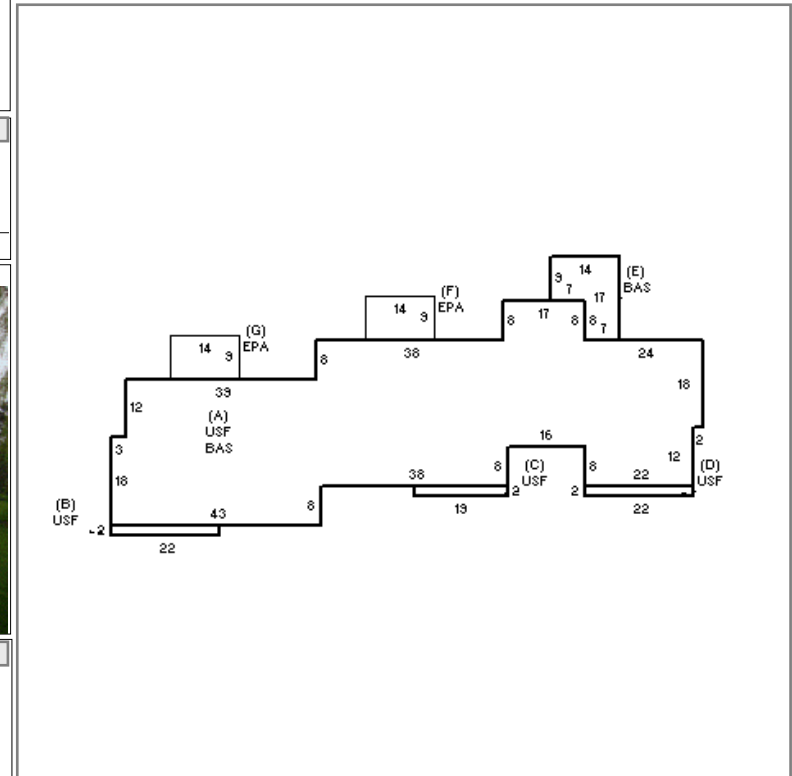
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	569,000	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	DATE	BY
MODEL	5		CIM-5	LIST			
STYLE	13	0.80	APARTMENTS [100%]				
QUALITY	-	0.85	MINUS AVE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]		8/17/2021		JD

BLDG COMMENTS

G

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	738,956
NET AREA	7,480	DETAIL ADJ	0.783	FOUNDATION	3	FOUND. WALL	1.00	+	BAS	L	BASE AREA	3,768	1983	97.73	368,252	CONDITION ELEM	CD
\$NLA(RCN)	\$99	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	3,712	1983	97.73	362,779	EXTERIOR	G
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	EPA	N	ENCL PORCH	252		31.45	7,925	INTERIOR	A
STORIES	2	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	A
% HEATED	100	1.00		FLOOR COVER	3	W/W CARPET	1.00										
% AIR COND	0	1.00		INT. FINISH	2	DRYWALL	1.00										
% SPRINKLER	0	1.00		HEATING/COOL	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
																EFF.YR/AGE	1997 / 25
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$569,000