Key: 837

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 770

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CAMPBELL DARRYN & KIMBERLY **57 ACORN ST** **SCITUATE, MA 02066**	**32-9-12-0**	**57 ACORN ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CAMPBELL DARRYN & KIMBERL	06/23/2010	QS	405,000	38655-167
STEVENS KATHLEEN BURKE	03/04/1991	XX		10120-254
STEVENS KATHLEEN B	12/28/1990	QS		10120-168

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

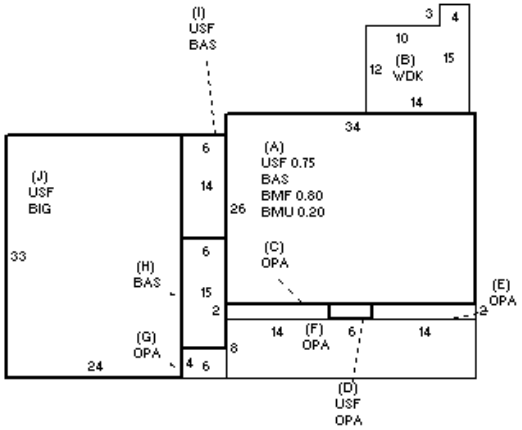
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-198	04/18/2019	2	ADDITIONS	150,000	06/03/2019	TCK	100	0
19-198	04/18/2019	2	ADDITIONS	150,000	06/16/2020	JD	100	100
89-459	08/01/1989	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,295	SC 1.00	100 1.00	100 1.00	396,000	1.84	100 1.00	R04 0.90			340,350

TOTAL	20,295 SF	ZONING		FRNT	42
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	340,400	326,600
BUILDING	565,600	530,700
DETACHED	1,300	1,200
OTHER	0	0
TOTAL	**907,300**	**858,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 12		96	14.95	1,300

PHOTO 06/16/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/3/2019	TCK
LIST	6/3/2019	TCK
REVIEW	6/16/2020	JD

YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	2,609	DETAIL ADJ	1.040
$NLA(RCN)	$241	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	$9,152
# 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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	177		48.92	8,659
A	BMF	N	BSMT FINISH-SEP	707		68.67	48,553
+	USF	L	UPPER STORY FIN	759	1962	182.42	138,458
B	WDK	N	WOOD DECK	180		38.40	6,912
+	OPA	N	OPEN PORCH	364		51.50	18,746
+	BAS	L	BASE AREA	1,058	1962	200.60	212,232
J	BIG	N	BUILT-IN GARAGE	792		41.64	32,982
J	USF	L	UPPER STORY FIN	792	2020	182.42	144,478
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	628,411

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2012 / 10	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD		$565,600