

Key: 890

Town of SCITUATE - Fiscal Year 2024

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CURRENT OWNER				PARCEL ID				LOCATION			
KETTER WILLIAM & PHYLLIS 35 CURTIS STREET SCITUATE, MA 02066				27-4-7-0				35 CURTIS ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KETTER WILLIAM & PHYLLIS				01/01/1979	QS	(59880)					
MONTGOMERY D ROSS AND COL				01/01/1959	XX	(C00026791)					
MEYERS BERNARD A AND RUTH				01/01/1945	XX	(C00008807)					

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 %
91-178	05/01/1991	7	OTHERS		01/12/2023	JD	100 100
89-514	09/15/1989	3	ALTERATIONS				100 100
		3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 SC	1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90	363,640
300	A	0.042 SC	1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	750

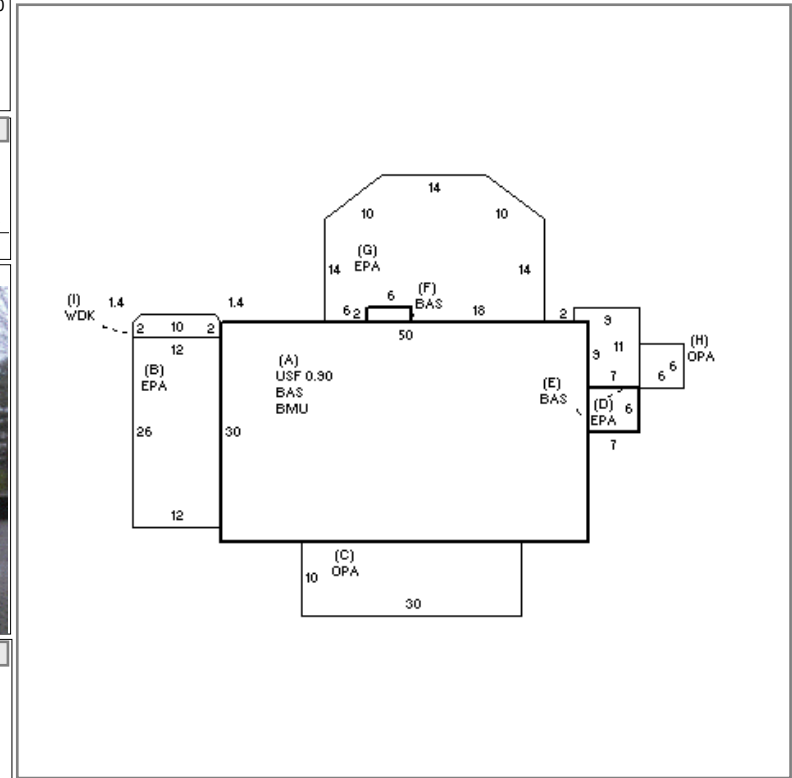
TOTAL	41,844 SF	ZONING	FRNT	132	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E IN M32. . . .			LAND	364,400	349,700
Inf1	FACTOR 100		BUILDING	472,600	296,000		
Inf2	PHY 100		DETACHED	23,300	22,300		
			OTHER	0	0		
					TOTAL	860,300	668,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	50 0.50 20X30	1902	600	39.42	11,800
IPG	A	1.00	40 0.60 16X32	1986	512	37.28	11,500



BUILDING	CD	ADJ	DESC	MEASURE	1/12/2023	JD
MODEL	1		RESIDENTIAL	LIST	1/12/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/10/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1902	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,904	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,500		42.65	63,971
\$NLA(RCN)	\$291	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,350	1902	211.41	285,405
				ROOF SHAPE	3	GAMBREL	1.00	+	EPA	N	ENCLOSED PORCH	933		90.20	84,157
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	336		51.50	17,304
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,554	1902	232.48	361,267
				INT FINISH	1	PLASTER	1.00	I	WDK	N	WOOD DECK	35		38.40	1,344
				HEATING/COOLING	2	HOT WATER	1.02	F22	O		FPL 2S 2OP	2		11,304.50	22,609
				FUEL SOURCE	2	GAS	1.00								



CAPACITY			UNITS	ADJ
STORIES	2		1.00	
ROOMS	9		1.00	
BEDROOMS	5		1.00	
BATHROOMS	2		1.00	
# 1/2 BATHS	1		1.00	
TOT FIXTURES	8	\$7,834		
# UNITS	1	1.00		

TOTAL RCN	843,891	
CONDITION ELEM	CD	
EXTERIOR	F	
INTERIOR	F	
KITCHEN	F	
BATHS	F	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1963 / 59	
COND	44	44 %
FUNC	0	
ECON	0	
DEPR	44	% GD 56
RCNLD	\$472,600	