

Key: 899

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 833

LEGAL

LAND

DETACHED

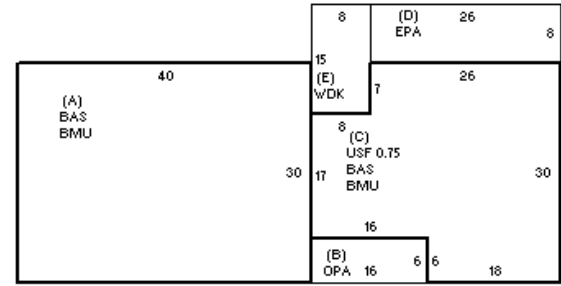
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
BENIAMINO REALTY LLC S/O WANKUM BENJAMIN & MERIDITH 50 COMMON STREET SCITUATE, MA 02066				49-3-6-0				56 COMMON ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WANKUM BENJAMIN & MERIDIT				09/28/2023	QS	1,000,000	58317-63					
BENIAMINO REALTY LLC				03/04/2021	F	1,545,171	54517-141					
O'DONOGHUE JOHN JR				03/04/2021	F	1,545,171	54517-124					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,150 SC	1.00	100	1.00	396,000	1.15	100	1.00	R03	0.90	357,050

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-579	09/27/2016	3	ALTERATIONS	5,400	08/03/2017	SJ	100	100
06-324	06/02/2006	2	ADDITIONS	86,000	09/04/2007	SJ	100	100
		6	CYCL GROWTH				100	100
		7	OTHERS				100	100

TOTAL	34,150 SF	ZONING	FRNT	156	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	357,100	342,600
Inf1	FACTOR 100		LAND	522,500	465,000		
Inf2	PHY 100		BUILDING	300	300		
			DETACHED	0	0		
			OTHER				
			TOTAL	879,900	807,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00 SV	1.00 SHED		300	1.10	300



BUILDING	CD	ADJ	DESC	MEASURE	5/14/2014	SJ
MODEL	1		RESIDENTIAL	LIST	5/14/2014	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/10/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	706,118	
NET AREA	2,719	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,068		40.21	83,145			
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,200	1956	214.99	257,993			
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	96		51.50	4,944			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BAS	L	BASE AREA	868	2007	214.99	186,615			
				FLOOR COVER	99	N/A	1.00	C	USF	L	UPPER STORY FIN	651	2007	195.51	127,280			
				INT FINISH	99	N/A	1.00	D	EPA	N	ENCLOSED PORCH	208		90.20	18,762			
				HEATING/COOLING	2	HOT WATER	1.02	E	WDK	N	WOOD DECK	120		38.40	4,608			
				FUEL SOURCE	99	N/A	1.00	F11	O	FPL 1S 1OP	1		7,281.00	7,281				
								KIT	O	XTRA KITCHEN	1		6,514.00	6,514				
																EFF.YR/AGE	1985 / 37	
																COND	26 %	
																FUNC	0	
																ECON	0	
																DEPR	26 % GD	74
																RCNLD	\$522,500	