

Key: 900

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 834

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
WANKUM BENJAMIN NEIL TR & MEREDITH TRACY TR 201 K STREET, UNIT B-2 BOSTON, MA 02127				49-3-7-0				50 COMMON ST					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				WANKUM BENJAMIN NEIL TR & WANKUM BENJAMIN & MEREDITH				07/22/2021	F	100	55347-338		
KEHOE THOMAS P & CATHERIN				08/28/2020	O	580,000	53341-231						
				01/01/1960	QS		2725-455						

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	%
21-65	01/26/2021	3	ALTERATIONS	55,000	05/06/2021	JD	100	50
21-65	01/26/2021	3	ALTERATIONS	55,000	04/27/2022	JD	100	90
21-65	01/26/2021	3	ALTERATIONS	55,000	05/26/2023	JD	100	100
		7	OTHERS		10/15/2020	NC	100	100

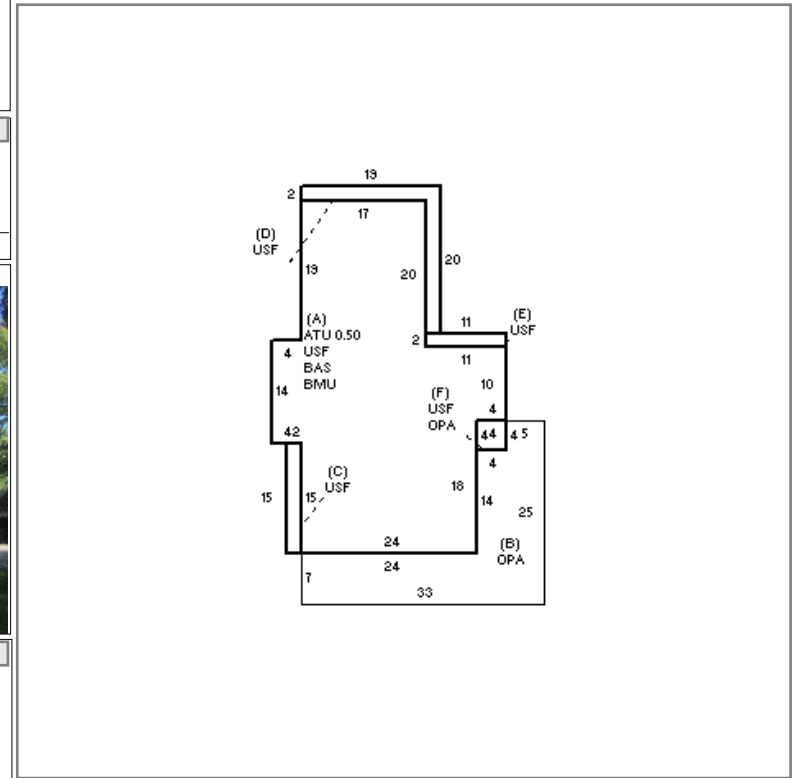
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,000	SC	1.00	100	1.00	100	1.00	R03	0.90		343,810

TOTAL	23,000 SF	ZONING	FRNT	111	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	343,800	329,900		
Inf1	FACTOR 100		BUILDING	562,200	436,100		
Inf2	PHY 100		DETACHED	9,300	8,800		
			OTHER	0	0		
TOTAL				915,300	774,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	50 0.50 22X23	1900	506	36.65	9,300



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	10/15/2020	JD
MODEL	1		RESIDENTIAL	LIST	10/15/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/30/2023	MR
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,358	DETAIL ADJ	1.236	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,108		50.43	55,878
\$NLA(RCN)	\$306	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,108	1900	266.25	295,010
				ROOF SHAPE	3	GAMBREL	1.00	A	ATU	N	ATTIC UNF	554		40.70	22,548
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	393		56.65	22,264
				FLOOR COVER	24	COMB	1.00	+	USF	L	UPPER STORY FIN	1,250	1900	242.13	302,663
				INT FINISH	1	PLASTER	1.00	F32	O	FPL 3S 2OP	1			13,699.40	13,699
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	720,763
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$562,200