

Key: 9620

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.243

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WELK KATHRYN A & TIMOTHY A 188 KENT ST SCITUATE, MA 02066				60-3-7-A				188 KENT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WELK KATHRYN A & TIMOTHY				06/13/2018	QS	675,000	49913-29				
O'CONNOR JOHN C & DEBORAH				12/27/1991	L	200,000	10666-106				
GORMAN ANN				12/09/1988	XX	8874-246					

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 %
00-412	08/30/2000	2	ADDITIONS				100 100
00-346	07/31/2000	3	ALTERATIONS				100 100
92-661	08/01/1992	3	ALTERATIONS				100 100
		7	OTHERS				100 100

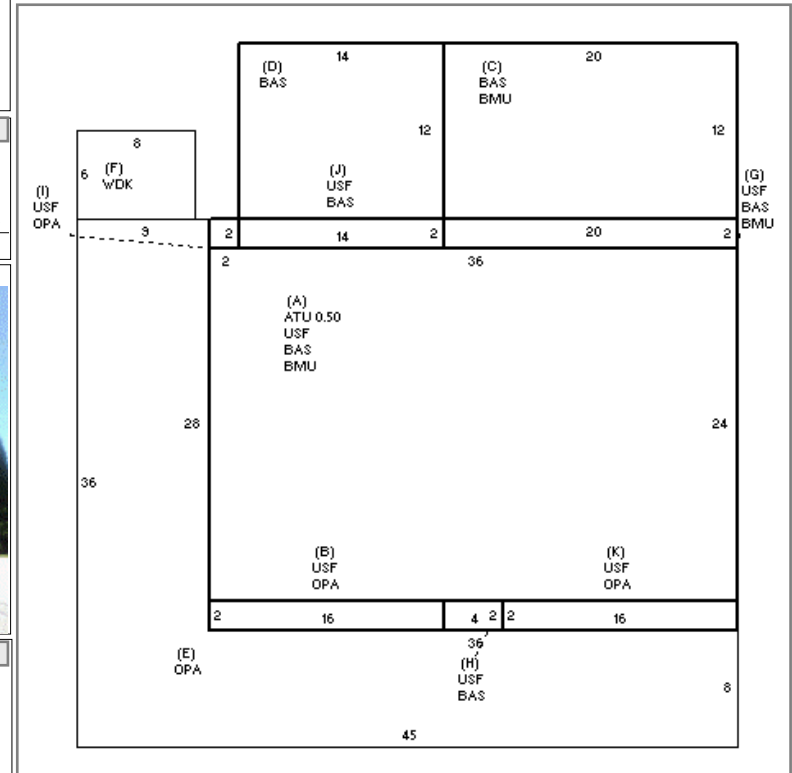
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,060	HBR 1.00	100	1.00	506,000	1.86	100	1.00	R04	1.15	434,490

TOTAL	20,060 SF	ZONING		FRNT	114	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE		LAND	434,500	395,000		
Inf1	FACTOR 100		BUILDING	543,100	502,400			
Inf2	PHY 100		DETACHED	23,700	22,700			
			OTHER	0	0			
				TOTAL	1,001,300	920,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	30 0.70	2000	800	33.98	19,000
HTB	A	1.00	30 0.70	2000	1	5,181.80	3,600
PTD	G	1.20	10 0.90	2000	110	11.38	1,100



BUILDING	CD	ADJ	DESC	MEASURE	9/3/2019	JD
MODEL	1		RESIDENTIAL	LIST	9/3/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/2/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,356	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,144		50.01	57,217
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,008	1988	199.82	201,414
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	432	40.70	17,582
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	680		56.65	38,522	
ROOMS	9	1.00	FLOOR COVER	13	COMB	1.00	+	BAS	L	BASE AREA	1,348	1988	219.73	296,189	
BEDROOMS	4	1.00	INT FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	48		42.24	2,027	
BATHROOMS	3	1.00	HEATING/COOLING	2	HOT WATER	1.02	F	FPL	O	FIREPLACE	1		8,594.30	8,594	
# 1/2 BATHS	0	1.00	FUEL SOURCE	1	OIL	1.00	S	SNA	O	SAUNA	1		9,274.10	9,274	
TOT FIXTURES	9	\$8,078													
# UNITS	1	1.00													

TOTAL RCN	638,899 <th>CONDITION ELEM</th> <th>CD</th>	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	G
		KITCHEN	G
		BATHS	G
		HEAT	A
		ELECT	U
EFF.YR/AGE	2007 / 15	COND	15 15%
		FUNC	0
		ECON	0
		DEPR	15 % GD 85
RCNLD	\$543,100		