

Key: 9621

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.244

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MACDONALD JOHN P & NANCY K 210 KENT STREET SCITUATE, MA 02066				60-3-7-F				210 KENT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACDONALD JOHN P & NANCY				10/06/1999	QS	302,500	17932-49				
MARTIN EDMUND J &				12/20/1989	QS	190,000	9520-165				
WEBB GREGORY CO INC				09/29/1987	QS		8030-272				

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	%	

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,092	HBR 1.00	100	1.00	506,000	1.86	100	1.00	R04	1.15	434,560

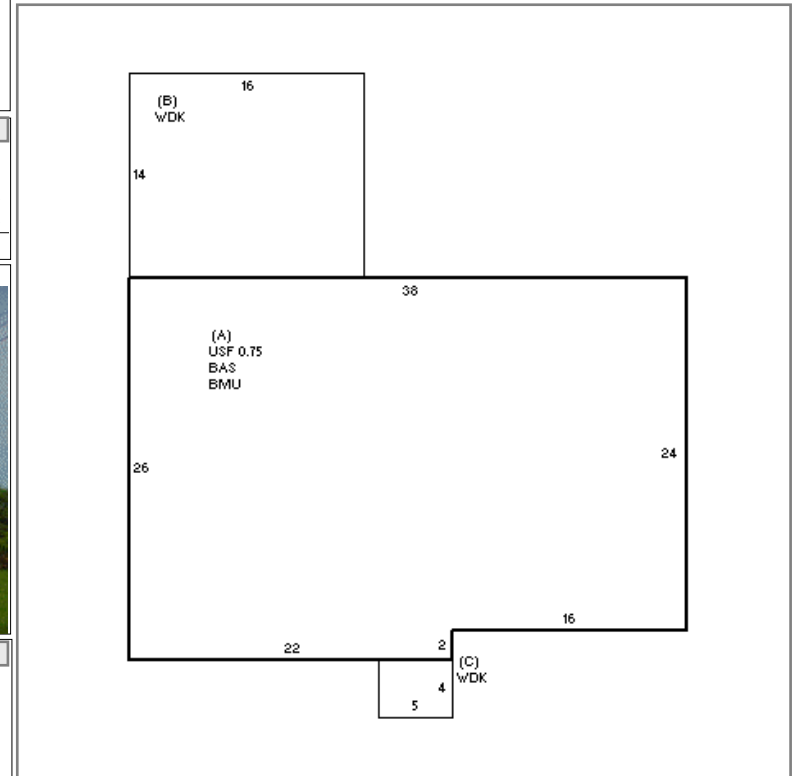
TOTAL	20,081 SF	ZONING	FRNT	194	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	434,600	395,100
Infl1	FACTOR 100		BUILDING	391,200	348,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						825,800	743,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2010	PL
MODEL	1		RESIDENTIAL	LIST	5/24/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/2/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	1.000
NET AREA	1,673	DETAIL ADJ	1.122
\$NLA(RCN)	\$296	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		3	1.00
BEDROOMS		1	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$5,925
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	956		52.56	50,249
EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	956	1989	257.57	246,235
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	717	1989	234.23	167,943
ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	244		42.24	10,307
FLOOR COVER	13	COMB	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480
INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	495,201
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$391,200