

Key: 1850

Town of SCITUATE - Fiscal Year 2024

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CURRENT OWNER				PARCEL ID				LOCATION				
POKORNY NICOLAS & MADELEINE				30-1-33-A				10 ROCKY HILL CIR				
10 ROCKY HILL CIR				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				POKORNY NICOLAS & MADELEI				12/03/2021	QS	875,000	56115-192	
				QUINTILIANI PETER M &				12/29/2015	QS	590,000	46436-292	
				HYSSELL BARBARA J &				09/01/2009	F	1	37678-238	

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.174	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	2,930

TOTAL	1.093 Acres	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N . . . FORMERLY 7 ROCKY HILL CIR.			LAND	346,400	315,000
Inf1	FACTOR 100	O IN-LAW/ACCESSORY DWG.			BUILDING	566,300	524,700
Inf2	PHY 100				DETACHED	5,900	5,600
					OTHER	0	0
					TOTAL	918,600	845,300

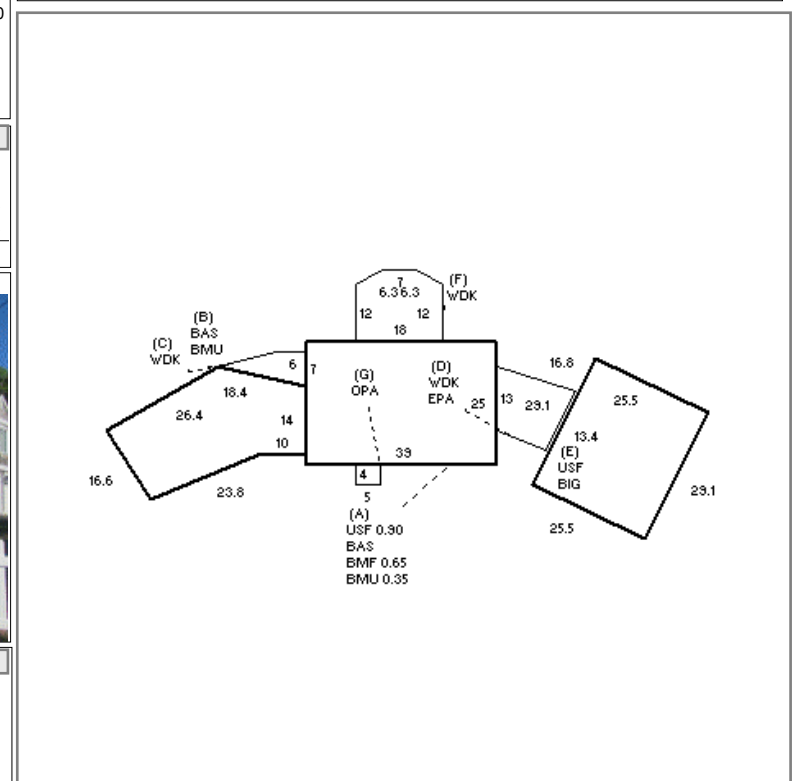
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 26 X 18		468	10.87	3,600
SHF	A	1.00	30 0.70 10 X 8		80	15.97	900
PTD	A	1.00	30 0.70 20 X 12		240	8.30	1,400



BUILDING	CD	ADJ	DESC	MEASURE	8/4/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/4/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/27/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
IN-LAW APT/ LEGAL ACCESSORY DWELLING

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	%
23-164	02/28/2023	3	ALTERATIONS	21,000	05/18/2023	NC	100	100
		7	OTHERS		08/04/2022	JD	100	100
19-173	03/21/2019	2	ADDITIONS	6,993	07/17/2019	JD	100	100
11-714	11/10/2011	3	ALTERATIONS	4,000	07/19/2012	SJ	100	100
29	02/01/1988	3	ALTERATIONS				100	100



YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	3,264	DETAIL ADJ	1.050
\$NLA(RCN)	\$241	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	10	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	2	1.00	
TOT FIXTURES	13	\$10,920	
# UNITS	2	1.02	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,011		41.89	42,350
EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	634		58.80	37,282
ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,645	1959	196.55	323,325
ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,619	1959	178.74	289,382
FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	502		38.40	19,277
INT FINISH	2	DRYWALL	1.00	D	EPA	N	ENCLOSED PORCH	176		90.20	15,875
HEATING/COOLING	9	WARM/COOL AIR	1.03	E	BIG	N	BUILT-IN GARAGE	741		42.55	31,533
FUEL SOURCE	2	GAS	1.00	G	OPA	N	OPEN PORCH	20		51.50	1,030
					F11	O	FPL 1S 1OP	1		7,281.00	7,281
					F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	786,494
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$566,300