

Key: 2435

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.347

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CURRENT OWNER				PARCEL ID				LOCATION			
HUMPHREY CAROL I & TODD D				27-3-11-0				19 TARA RD			
19 TARA RD				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
SCITUATE, MA 02066				HUMPHREY CAROL I & TODD D				02/06/2007 F 1 34077-223			
				HUMPHREY CAROL & TODD				08/18/2004 A 1 28889-345			
				FLYNN CHARLES W & PHYLLIS				03/18/1982 F 1 5125-426			


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	%
04-536	08/17/2004	1	NEW CONST		06/22/2006	SJ	100	100
		1	NEW CONST	245,000	05/31/2005	SJ	100	100
		7	OTHERS				100	100

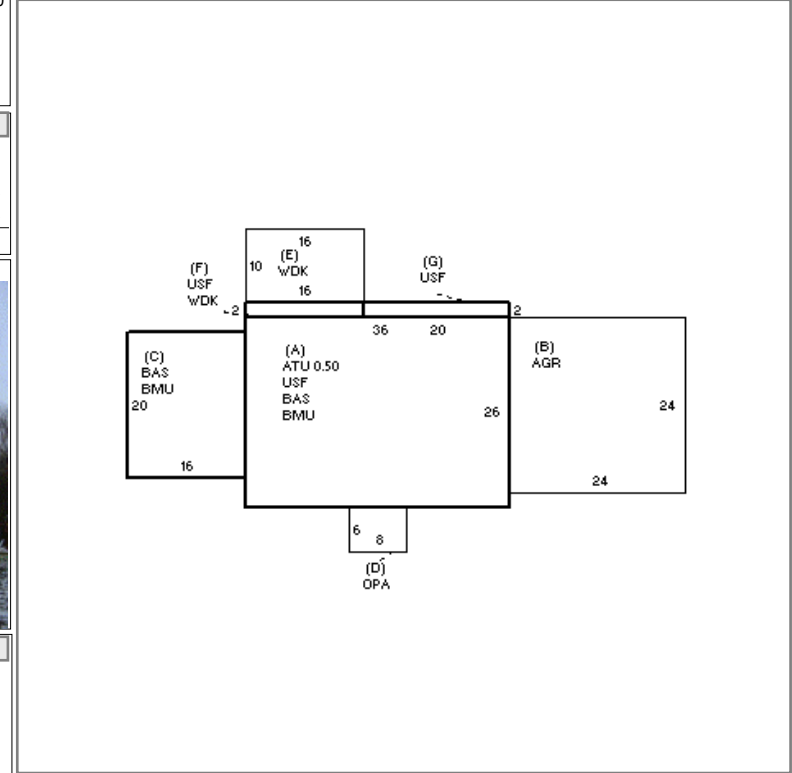
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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	1,742	NS 1.00	100	1.00	3,366	1.00	W20	0.20	R03	0.85	5,860

DET
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TOTAL	2.660 Acres		ZONING	FRNT	590	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		N O T E			LAND	349,300	336,500
Inf1	FACTOR 100			BUILDING	457,900	428,900		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL	807,200	765,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/04/2006
									



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BUILDING	CD	ADJ	DESC	MEASURE	3/12/2012	PL	BLDG COMMENTS	
MODEL	1		RESIDENTIAL	LIST	3/12/2012	EST	FY12 FR- VG TO AVG	
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/29/2011	KT	OTHER FIX=SHOWER	
QUALITY	A	1.00	AVERAGE [100%]					
FRAME	1	1.00	WOOD FRAME [100%]					

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	551,647
NET AREA	2,264	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,256		44.42	55,786		
\$NLA(RCN)	\$244	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,256	2005	201.04	252,506		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	468		37.00	17,316		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	576		42.64	24,563		
				FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	48		51.50	2,472		
				INT FINISH	99	N/A	1.00	+	WDK	N	WOOD DECK	192		38.40	7,373		
				HEATING/COOLING	2	HOT WATER	1.02	+	USF	L	UPPER STORY FIN	1,008	2005	182.82	184,287		
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD	TOTAL RCN
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE		2005 / 17
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		\$457,900