

Key: 6297

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.000

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION				
ROUSSEAU JM JR, ROEGNER GA, HUMEZ-ROUSSEAU G & ROUSSEAU M C/O GABRIELLE ROEGNER 47 KIMBALL BEACH RD HINGHAM, MA 02043		53-3-6-0	0-REAR DRIFTWAY				
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		ROUSSEAU JM JR, ROEGNER G		09/01/2015	F	1	45994-88
		ROUSSEAU LUCIEN H M & LIL		01/01/1978	A		4330-92
		ROUSSEAU L H M & LILLIAN		01/01/1978	QS	4330-92	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3160	100	WAREHOUSE				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

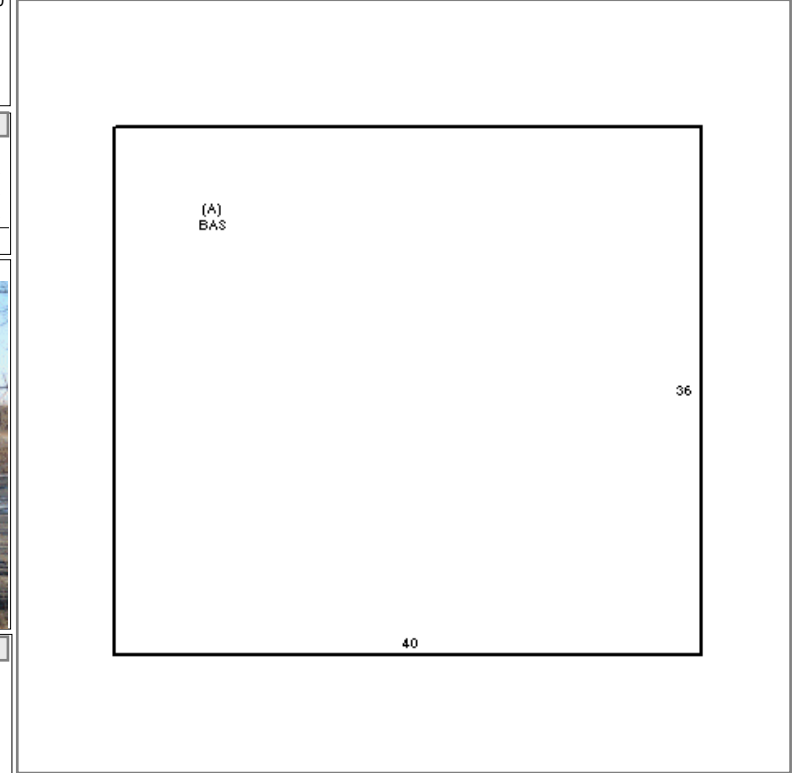
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	43,560	C05 1.00	100	1.00	100	1.00	401,900	1.00	100	1.00	401,900
203	A	0.800	C05 1.00	100	1.00	100	1.00	201,000	1.00	100	1.00	160,800

TOTAL	1.800 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	5	NOTE			LAND	562,700	538,900
Inf1	FACTOR 100		BUILDING	0	0		
Inf2	PHY 100		DETACHED	2,100	2,000		
			OTHER	0	0		
					TOTAL	564,800	540,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C06	A	1.00 50 0.50			250	16.70	2,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/20/2022	PJK
MODEL	5		CIM-5	LIST	1/20/2022	PJK
STYLE	26	0.50	STORAGE GAR [100%]	REVIEW	10/10/2022	PJK
QUALITY	M	0.50	MINIMAL [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
TOTMAN ENTERPRISES

G

YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	68,690
NET AREA	1,440	DETAIL ADJ	0.397	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,440	0	47.70	68,690		
\$NLA(RCN)	\$48	OVERALL	1.000	EXT. COVER	10	VERT. BOARD	1.00										
				ROOF SHAPE	4	FLAT/SHED	0.98										
				ROOF COVER	7	ROLL	0.98										
				FLOOR COVER	9	CONCRETE	0.95										
				INT. FINISH	6	MINIMUM	0.95										
				HEATING/COOL	13	NONE	0.95										
				FUEL SOURCE	8	NONE	1.00										
																CONDITION ELEM	CD
																EXTERIOR	P
																INTERIOR	P
																CDN/APP	P
																EFF.YR/AGE	1949 / 73
																COND	65 65 %
																FUNC	35 disrepair
																ECON	0
																DEPR	100 % GD 0
																RCNLD	\$0