

Key: 6442

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.146

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
30 INNER HARBOR LLC 129 JACOB LN NORWELL, MA 02061				55-7-4-0				30 INNER HARBOR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
30 INNER HARBOR LLC				06/29/2016	QS	712,500	47117-40				
MAZZOLA FRANCIS G				01/01/1969	QS		3431-544				
LYNCH HUGH H & ROSE				01/01/1955	XX		2361-236				

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 %
23-0682	08/08/2023	3	ALTERATIONS	40,000			0 0
08-458	09/18/2008	3	ALTERATIONS	59,000	08/12/2009	SJ	100 100
		6	CYCL GROWTH		12/30/2003	PJB	100 100
92-257	04/14/1992	3	ALTERATIONS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,800	CLF 1.00	100	1.00	100	1.00	660,000	7.20	100	1.00	WF6 1.50	523,290

TOTAL	4,800 SF	ZONING	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	523,300	475,700
Inf1	FACTOR 100		BUILDING	469,200	417,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		992,500	893,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/12/2009	SJ
MODEL	1		RESIDENTIAL	LIST	8/12/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/17/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	2,350	DETAIL ADJ	1.198
\$NLA(RCN)	\$243	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	\$7,667
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,275	1930	234.86	299,447
A	USF	L	UPPER STORY FIN	1,075	1930	213.58	229,599
+	WDK	N	WOOD DECK	720		38.40	27,648
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	572,174
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2004 / 18
COND	17 17 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$469,200

