

Key: 7038

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.727

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER							PARCEL ID				LOCATION			
NOCERA ALESSANDRA TR P O BOX 382 247 CENTRAL AVE HUMAROCK, MA 02047							69-2-6-A				247 CENTRAL AV			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
NOCERA ALESSANDRA TR							07/28/2021	V	100	(132398)				
NOCERA ALESSANDRA C &							01/23/2020	F	100	(129747)				
NOCERA NATASCIA TR &							12/04/2019	H		(129542)				

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	%
05-652	10/03/2005	2	ADDITIONS	10,000	09/07/2006	SJ	100	100
		2	ADDITIONS				100	100
		7	OTHERS				100	100

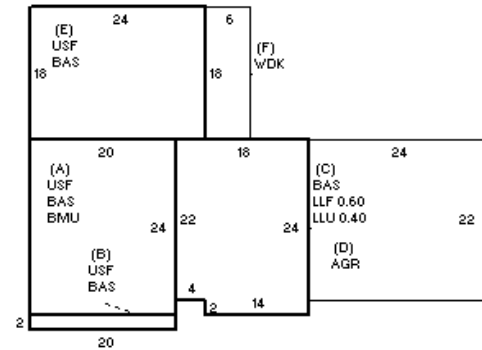
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	HUM 1.00	100	1.00	638,000	3.58	100	1.00	RF2	1.45	523,730

TOTAL	10,019 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	523,700	476,100		
Inf1	FACTOR 100		BUILDING	443,100	399,400		
Inf2	PHY 100		DETACHED	153,500	146,200		
			OTHER	0	0		
			TOTAL	1,120,300	1,021,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	A	1.00	10 0.90 254X4	2007	1,060	160.86	153,500



PHOTO	09/23/2003
BLDG COMMENTS	



BUILDING	CD	ADJ	DESC	MEASURE	4/28/2015	SJ
MODEL	1		RESIDENTIAL	LIST	4/28/2015	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	3/11/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,582	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	480		67.94	32,610
\$NLA(RCN)	\$229	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	520	1968	189.56	98,569
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	944	1968	208.44	196,769
				ROOF COVER	1	ASPH SHINGLES	1.00	C	LLU	N	LOWER LEVEL UNF	170		60.51	10,287
				FLOOR COVER	34	COMB	1.00	C	LLF	L	LOWER LEVEL FIN	254	1968	143.78	36,519
				INT FINISH	1	PLASTER	1.00	D	AGR	N	ATT GARAGE	528		47.88	25,280
				HEATING/COOLING	5	ELECTRIC BB	0.99	E	USF	L	BASE AREA	432	2006	208.44	90,047
				FUEL SOURCE	3	ELECTRIC	1.00	E	BAS	L	UPPER STORY FIN	432	2006	189.56	81,888
								F	WDK	N	WOOD DECK	108		42.24	4,562
								F21	O		FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	590,821
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1988 / 34
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$443,100