

Key: 7064

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.749

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GRECO NEIL J & BRITTANIE WEATHERBIE PO BOX 40 HUMAROCK, MA 02047				68-2-6-0				319 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRECO NEIL J & GRECO NEIL J				09/20/2016	F	1 (124101)					
DOOLEY BRADLEY C				11/21/2000	QS	185,000 (98416)					
				01/01/1974	XX	51292-0					

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 %
20-714	10/26/2020	6	CYCL GROWTH		10/27/2020	JD	100 100
11-453	07/26/2011	2	ADDITIONS	85,000	09/15/2021	JD	100 100
11-543	07/26/2011	2	ADDITIONS	5,000	09/04/2012	JD	100 100
90-267	05/25/1990	3	ALTERATIONS	5,000	09/03/2013	SJ	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,057	HUM	1.00	1.00	550,000	8.45	1.00	RV3	1.25		433,090

TOTAL	4,051 SF	ZONING	FRNT	56	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E  IN M69	LAND	433,100	393,700		
Inf1	FACTOR 100		BUILDING	373,500	332,400		
Inf2	PHY 100		DETACHED	700	700		
			OTHER	0	0		
			TOTAL	807,300	726,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 6X10		60	17.03	700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/27/2020	JD
MODEL	1		RESIDENTIAL	LIST	10/27/2020	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/11/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,574	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	+	CRL	N	BSMT CRAWL	952		10.68	10,166
\$NLA(RCN)	\$252	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	952	1940	232.81	221,633
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	622	2021	211.71	131,686
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	522		38.40	20,045
				FLOOR COVER	2	SOFTWOOD	1.00	G	OPA	N	OPEN PORCH	24		51.50	1,236
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	397,327
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2016 / 6
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$373,500

