

Key: 7075

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.760

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
STANDRIDGE JAIME & BRAD E PO BOX 174 314 CENTRAL AVE HUMAROCK, MA 02047				69-3-1-0				314 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STANDRIDGE JAIME & BRAD E				07/24/2020	QS	660,000	(130471)				
MCLAUGHLIN PAUL E TR				05/27/2011	F	1	(116069)				
KIELTY EDWARD & MARGARET				01/26/1995	F	1	(87582)				

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	%
03-299	06/10/2003	3	ALTERATIONS		08/02/2005	SJ	100	100
92-738	09/22/1992	3	ALTERATIONS	5,000	08/26/2004	SJ	100	100
91-605	11/08/1991	1	NEW CONST				100	100

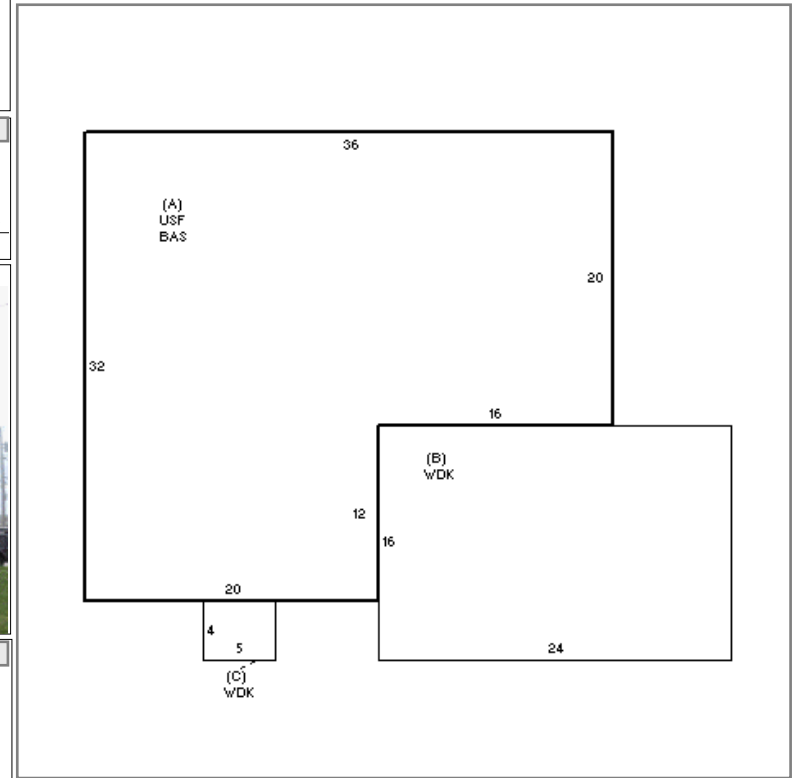
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,040	HUM	1.00	100	1.00	100	1.00	1.00	WV3	1.35	492,760

TOTAL	12,023 SF	ZONING	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	492,800	448,000
Inf1	FACTOR 100		BUILDING	264,900	246,900		
Inf2	PHY 100		DETACHED	50,100	45,500		
			OTHER	0	0		
					<b>TOTAL</b>	<b>807,800</b>	<b>740,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00		45,000	1.10	49,500
SHF	A	1.00	30 0.70		48	17.03	600



BLDG COMMENTS
MLS Full Bath in Guest House



YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	389,573		
NET AREA	1,920	DETAIL ADJ	0.969	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	960	1950	196.71	188,839	CONDITION ELEM	CD		
\$NLA(RCN)	\$203	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	960	1950	178.88	171,729	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	404		38.40	15,514	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00		KIT	O	XTRA KITCHEN	1		6,514.00	6,514	KITCHEN	A		
				FLOOR COVER	14	COMB	1.00									BATHS	A		
				INT FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1971 / 51
																		COND	32 32 %
																		FUNC	0
																		ECON	0
																		DEPR	32 % GD 68
																		RCNLD	\$264,900