

Key: 7085

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.770

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
CLIFF ROAD LLC PO BOX 401 HUMAROCK, MA 02047				68-4-8-0				24 CLIFF ROAD SOUTH				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CLIFF ROAD LLC				10/18/2016	F	1 (124249)						
MCGILLICUDDY ANDREW & LAU				10/07/2016	F	1 (124196)						
CLIFF ROAD LLC				05/12/2011	F	1 (116009)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,287	HUM 1.00	100	1.00	748,000	6.56	100	1.00	WF7	1.70	595,510

LAND

TOTAL	5,287 SF	ZONING	FRNT	58	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	595,500	509,500
Inf1	FACTOR 100		BUILDING	199,300	177,400		
Inf2	PHY 100		DETACHED	2,600	2,500		
			OTHER	0	0		
			<b>TOTAL</b>	<b>797,400</b>	<b>689,400</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	V	1.50 10 0.90	12 X 12		144	19.85	2,600



BUILDING	CD	ADJ	DESC	MEASURE	6/24/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/24/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	10/3/2014	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,176	DETAIL ADJ	0.799
\$NLA(RCN)	\$235	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	7	\$4,474	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,176	1965	181.73	213,720
+	WDK	N	WOOD DECK	1,112		38.40	42,701
C	OPA	N	OPEN PORCH	288		51.50	14,832
	ODS	O	OUT DOOR SHOWER	1		1,072.00	1,072

TOTAL RCN	276,799
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$199,300

