Key: 7096

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,781

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
QUINLAN RICHARD & MELINDA PO BOX 602 33 CLIFF ROAD SOUTH HUMAROCK, MA 02047	68-5-7-0	33 CLIFF ROAD SOUTH

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
QUINLAN RICHARD & MELINDA	09/25/2020	QS	760,000	(130831)
PERFETTI JOHN	03/09/1983	XX	85,000	(67256)
PERFETTI JOHN	03/01/1983	QS	85,000	(C#6725)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

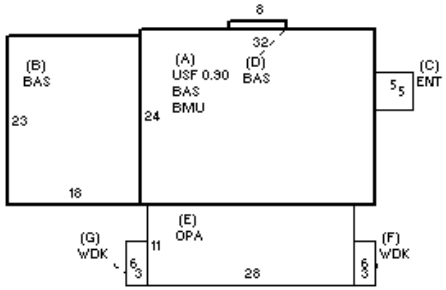
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-144	03/26/2021	3	ALTERATIONS	65,000	09/15/2021	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	HUM 1.00	100 1.00	100 1.00	638,000	1.87	100 1.00	WV4 1.45			547,720

TOTAL	19,994 SF	ZONING		FRNT	74
Ngh	HUMAROCK	NOTE	c/w 68-5-6		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	547,700	497,900
BUILDING	400,500	356,600
DETACHED	24,400	23,200
OTHER	0	0
TOTAL	**972,600**	**877,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	20 0.80	28X26	1983	728	41.87	24,400

PHOTO 09/15/2021

BLDG COMMENTS

MLS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/15/2021	JD
LIST	9/15/2021	EST
REVIEW	10/3/2020	JD

YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	1,881	DETAIL ADJ	1.133
$NLA(RCN)	$296	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	10	$9,970
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
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	9	WARM/COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		56.36	43,284
A	USF	L	UPPER STORY FIN	691	1949	231.03	159,643
+	BAS	L	BASE AREA	1,190	1949	254.05	302,320
C	ENT	N	ENCLOSED ENTRY	25		107.49	2,687
E	OPA	N	OPEN PORCH	308		56.65	17,448
+	WDK	N	WOOD DECK	36		42.23	1,520
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	FPL	O	FIREPLACE	1		8,594.30	8,594
	ODS	O	OUT DOOR SHOWER	1		1,672.00	1,672

TOTAL RCN	556,202
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	$400,500