

Key: 7101

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.785

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |   |          |          | PARCEL ID  |      |                  |              | LOCATION       |      |     |            |           |
|--|---|----------|----------|------------|------|------------------|--------------|----------------|------|-----|------------|-----------|
| BENNETT DIANE M LE & CASSARINO PHILIP TR<br>PO BOX 103<br>338 CENTRAL AVENUE<br>HUMAROCK, MA 02047 |   |          |          | 68-5-12-0  |      |                  |              | 338 CENTRAL AV |      |     |            |           |
| TRANSFER HISTORY   |   |          |          | DOS        | T    | SALE PRICE       | BK-PG (Cert) |                |      |     |            |           |
| BENNETT DIANE M LE & CASSARINO DIANA M   |   |          |          | 06/05/2020 | F    | 1 (130264)       |              |                |      |     |            |           |
|  |   |          |          | 12/22/2003 | A    | (104684)         |              |                |      |     |            |           |
|  |   |          |          | 07/17/2000 | QS   | 216,000 (C97773) |              |                |      |     |            |           |
| CD   | T | AC/SF/UN | Ngh      | Inf1       | Inf2 | ADJ BASE         | SAF          | Inf3           | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
| 100  | S | 5,700    | HUM 1.00 | 100        | 1.00 | 550,000          | 6.10         | 100            | 1.00 | RV2 | 1.25       | 439,300   |

| 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 %   |
| 00-334.1 | 08/29/2000 | 3             | ALTERATIONS |        |       |    | 100 100 |
| 00-334   | 07/20/2000 | 2             | ADDITIONS   |        |       |    | 100 100 |

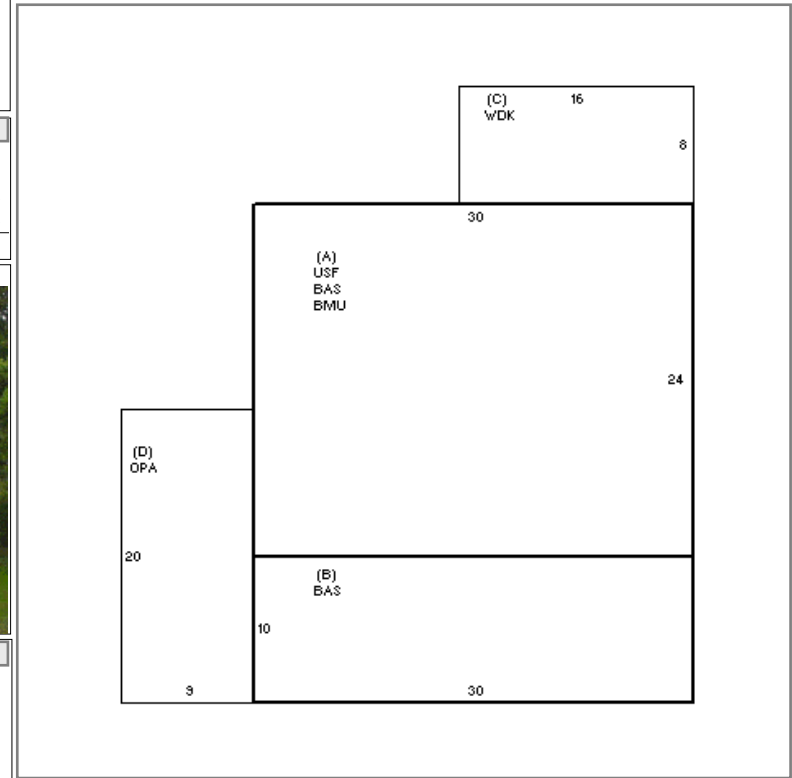
| TOTAL | 5,706 SF   | ZONING |          | FRNT    | 184     | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|---------|----------|---------|----------|
| Ngh   | HUMAROCK   | NOTE   |          |         |         | LAND     | 439,300 | 399,400  |
| Inf1  | FACTOR 100 |        | BUILDING | 316,000 | 293,100 |          |         |          |
| Inf2  | PHY 100    |        | DETACHED | 0       | 0       |          |         |          |
|       |            |        | OTHER    | 0       | 0       |          |         |          |
|       |            |        |          |         |         | TOTAL    | 755,300 | 692,500  |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



| BLDG COMMENTS |
|---------------|
|               |

| BUILDING | CD | ADJ  | DESC              | MEASURE | 10/9/2009 | PL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 10/9/2009 | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 3/11/2011 | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |



| YEAR BLT     | 1970  | SIZE ADJ   | 1.000 |
|--------------|-------|------------|-------|
| NET AREA     | 1,740 | DETAIL ADJ | 1.000 |
| \$NLA(RCN)   | \$236 | OVERALL    | 1.000 |
| CAPACITY     |       | UNITS      | ADJ   |
| STORIES      | 2     | 1.00       |       |
| ROOMS        | 7     | 1.00       |       |
| BEDROOMS     | 3     | 1.00       |       |
| BATHROOMS    | 1     | 1.00       |       |
| # 1/2 BATHS  | 1     | 1.00       |       |
| TOT FIXTURES | 5     | \$4,000    |       |
| # UNITS      | 1     | 1.00       |       |

| ELEMENT         | CD | DESCRIPTION    | ADJ  |
|-----------------|----|----------------|------|
| FOUNDATION      | 4  | CONT BSMT WALL | 1.00 |
| EXT COVER       | 1  | WD SHINGLES    | 1.00 |
| ROOF SHAPE      | 1  | GABLE          | 1.00 |
| ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 |
| FLOOR COVER     | 14 | COMB           | 1.00 |
| INT FINISH      | 2  | DRYWALL        | 1.00 |
| HEATING/COOLING | 1  | FORCED AIR     | 1.00 |
| FUEL SOURCE     | 99 | N/A            | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 720   |      | 52.37     | 37,708  |
| A | USF | L | UPPER STORY FIN | 720   | 1970 | 188.25    | 135,540 |
| + | BAS | L | BASE AREA       | 1,020 | 1970 | 207.01    | 211,146 |
| C | WDK | N | WOOD DECK       | 128   |      | 38.40     | 4,915   |
| D | OPA | N | OPEN PORCH      | 180   |      | 51.50     | 9,270   |
|   | FPL | O | FIREPLACE       | 1     |      | 7,813.00  | 7,813   |

| TOTAL RCN      | 410,392    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       |            |
| INTERIOR       |            |
| KITCHEN        |            |
| BATHS          |            |
| HEAT           |            |
| ELECT          |            |
| EFF.YR/AGE     | 1995 / 27  |
| COND           | 23 23 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 23 % GD 77 |
| RCNLD          | \$316,000  |