

Key: 7117

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.800

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CURRENT OWNER				PARCEL ID				LOCATION				
STONERIDGE KITCHEN & BATH LLC 61 RESERVOIR PARK DR ROCKLAND, MA 02370				69-1-14-0				284 CENTRAL AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
STONERIDGE KITCHEN & BATH				12/27/2017	QS	425,000	(126244)					
HOURIHAN DONALD R & BETTE				08/28/2009	F	-100	(113698)					
HOURIHAN DONALD				01/01/1979	QS		(59692)					

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	%
93-248	05/11/1993	3	ALTERATIONS				100	100

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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,500	HUM 1.00	100	1.00	100	1.00	598,400	3.41	80	0.80	WF7 1.70	492,540

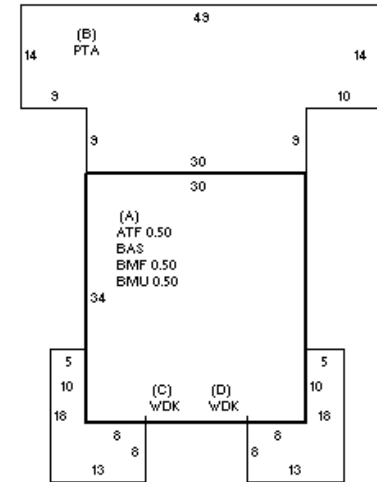
TOTAL	10,500 SF	ZONING	FRNT	40	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E Inf3-Elevation			LAND	492,500	421,400
Inf1	FACTOR 100		BUILDING	218,500	194,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>					<b>711,000</b>	<b>615,800</b>	

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	6/12/2018	JD
MODEL	1		RESIDENTIAL	LIST	6/12/2018	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/10/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	412,183
NET AREA	1,530	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	510		46.90	23,919	CONDITION ELEM	CD
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	510		65.84	33,577	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,020	1956	234.20	238,883	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	510	1956	151.32	77,172	KITCHEN	
				FLOOR COVER	14	COMB	1.00	B	PTA	N	PATIO	956		14.90	14,244	BATHS	
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	308		38.40	11,827	HEAT	
				HEATING/COOLING	1	FORCED AIR	1.00	F11	O	O	FPL 1S 10P	1		7,281.00	7,281	ELECT	
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.5	1.00														
ROOMS		6	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		6	\$5,280														
# UNITS		1	1.00														
																EFF.YR/AGE	1980 / 42
																COND	27 27 %
																FUNC	20 Elevation
																ECON	0
																DEPR	47 % GD 53
																RCNLD	\$218,500