

Key: 7146

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.828

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DINEEN RICHARD & JUDITH P O BOX 268 234 CENTRAL AVE HUMAROCK, MA 02047				69-1-38-0				234 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DINEEN RICHARD & JUDITH				10/08/2021	H	615,000	(132809)				
MCLAUGHLIN JOHN J JR TR &				05/08/1992	F		(C00035017)				
MCLAUGHLIN JOHN J JR & RI				02/27/1964	QS	13,500	(35017)				

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	%
22-0239	03/09/2022	3	ALTERATIONS	10,800	06/15/2022	JD	100	100
93-247	05/11/1993	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,750 HUM	1.00	100	1.00	100	1.00	748,000	3.34	100	1.00	WF7 1.70	616,480

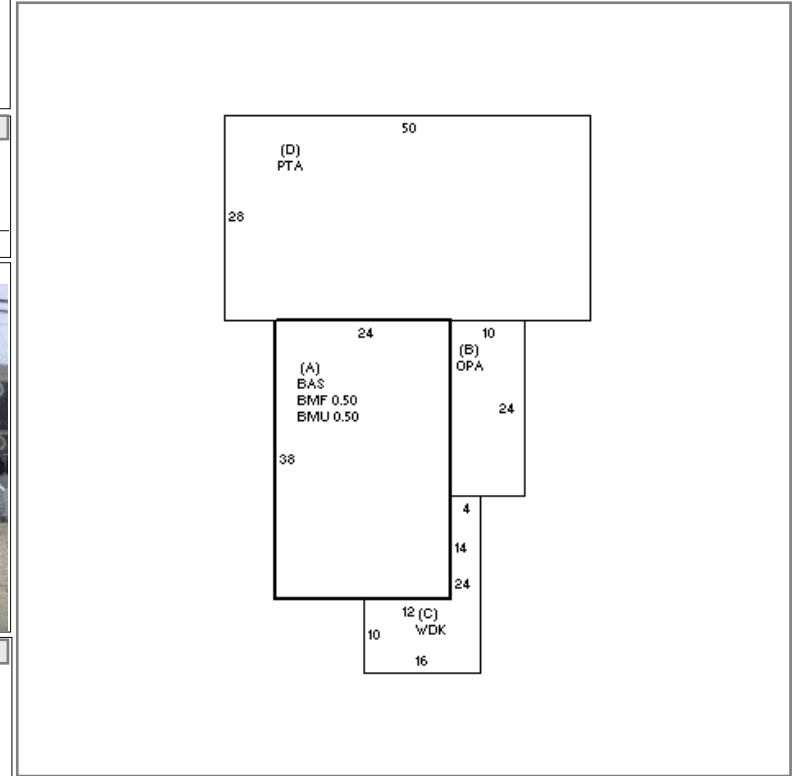
TOTAL	10,750 SF	ZONING		FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	616,500	527,500			
Inf1	FACTOR 100		BUILDING	190,800	169,800			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	807,300	697,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 06/15/2022

BLDG COMMENTS
FY12 FR- COTT/BUNG TO RANCH



BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/10/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	912	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	456		48.46	22,096	
\$NLA(RCN)	\$327	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	456		68.02	31,019	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	912	1955	208.92	190,539
STORIES	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	240		51.50	12,360		
ROOMS	5	1.00	FLOOR COVER	14	COMB	1.00	C	WDK	N	WOOD DECK	216		38.40	8,294		
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	D	PTA	N	PATIO	1,400		14.90	20,860		
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00	F	FPL	O	FIREPLACE	1		7,813.00	7,813		
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	O	ODS	O	OUT DOOR SHOWER	1		1,141.00	1,141		
TOT FIXTURES	6	\$4,080														
# UNITS	1	1.00														

TOTAL RCN	298,202
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$190,800