

Key: 7147

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.829

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MACGRATH MARK H & KELLY R TRS PO BOX 24 232 CENTRAL AVE HUMAROCK, MA 02047				69-1-39-0				232 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MACGRATH MARK H & KELLY R				11/10/2021	F	1 55995-264					
MACGRATH MARK H & KELLY R				03/11/2021	V	1,025,000 (131681)					
ROCHE BRENDA A				10/15/2009	V	795,000 (113873)					

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 %
23-552	06/26/2023	3	ALTERATIONS	5,955			0 0
22-0516	05/18/2022	3	ALTERATIONS	32,000	06/15/2022	JD	100 100
11-159	04/06/2011	3	ALTERATIONS		08/10/2011	SJ	100 100
91-823	12/02/1991	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,260	HUM 1.00	100	1.00	748,000	3.20	100	1.00	WF7	1.70	618,110

TOTAL	11,260 SF	ZONING	FRNT 50	ASSESSED	618,100	CURRENT	430,100	PREVIOUS	528,900
Ngh	HUMAROCK	NOTE	LAND	430,100	398,700	0	0	0	0
Inf1	FACTOR 100		BUILDING	0	0	0	0	0	0
Inf2	PHY 100		OTHER	0	0	0	0	0	0
TOTAL				1,048,200	927,600				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/8/2020	JD
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	2,012	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	474		48.71	23,088
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	422		68.38	28,856
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	796	1955	188.57	150,098
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,216	1955	207.35	252,142
ROOMS	7		1.00	FLOOR COVER	14	COMB	1.00	D	PTA	N	PATIO	824		14.90	12,278
BEDROOMS	3		1.00	INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	592		38.40	22,733
BATHROOMS	4		1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1			8,239.00	8,239
# 1/2 BATHS	1		1.00	FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1			1,382.00	1,382
TOT FIXTURES	16		\$13,184												
# UNITS	1		1.00												

TOTAL RCN	512,000
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2006 / 16
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$430,100

