

Key: 7191

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.873

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
HUHN MARK 204 N POINSETTIA AVE MANHATTAN BEACH, CA 90266				70-1-3-0				216 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HUHN MARK				09/26/2017	V	475,000	(125825)				
FARINELLA ELIA, JEFF, FIO				09/26/2017	F	1	(125824)				
FARINELLA SANTINO C & ELI				01/01/1952	QS		(15888)				


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	%
18-348	06/04/2018	3	ALTERATIONS	20,000	08/08/2018	JD	100	50
18-348	06/04/2018	3	ALTERATIONS	20,000	06/19/2019	JD	100	100
18-81	02/21/2018	3	ALTERATIONS	55,000	06/12/2018	JD	100	70
18-81	02/21/2018	3	ALTERATIONS	55,000	06/19/2019	JD	100	100
01-241	06/06/2001	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,250 HUM	1.00	100	1.00	748,000	3.20	100	1.00	WF7	1.70	618,070

TOTAL	11,238 SF	ZONING	FRNT	46	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	618,100	528,800		
Inf1	FACTOR 100		BUILDING	192,800	171,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	810,900	700,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/19/2019
									

BUILDING	CD	ADJ	DESC	MEASURE	6/19/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/19/2019	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%]			

BUILDING

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	241,016		
NET AREA	720	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	720		52.37	37,708	CONDITION ELEM	CD		
\$NLA(RCN)	\$335	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	720	1952	227.38	163,713	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	978		38.40	37,555	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	G		
				FLOOR COVER	14	COMB	1.00									BATHS	G		
				INT FINISH	1	PLASTER	1.00									HEAT	U		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	U		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	2002 / 20
																		COND	18 18 %
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$192,800

