

Key: 7205

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.887

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY ELAINE R TR PO BOX 613 HUMAROCK, MA 02047				70-1-16-0				190 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCARTHY ELAINE R TR				01/06/2014	F	1 (119996)					
MCCARTHY PAUL F & ELAINE				11/05/1985	QS	80,000 (72319)					
TRACEY EDWARD AND RUTH				01/01/1966	QS	15,500 (C00037097)					

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	%
02-398	07/18/2002	3	ALTERATIONS				100	100
96-523	10/01/1996	3	ALTERATIONS				100	100
91-775	11/26/1991	3	ALTERATIONS				100	100

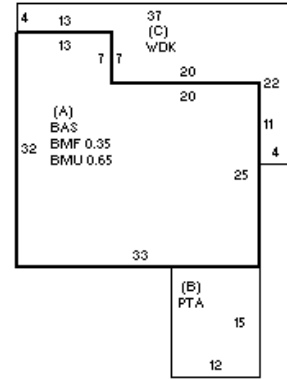
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,250 HUM	1.00	100	1.00	100	1.00	748,000	2.95	100	1.00	WF7 1.70	621,150

TOTAL	12,250 SF	ZONING	FRNT	58	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	621,200	531,500		
Inf1	FACTOR 100		BUILDING	201,300	179,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		822,500	710,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/16/2009	PL
MODEL	1		RESIDENTIAL	LIST	10/16/2009	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%]			

INDING

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	271,984
NET AREA	916	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	595		48.37	28,782	CONDITION ELEM	CD
\$NLA(RCN)	\$297	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	321		67.91	21,798	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	916	1950	208.57	191,046	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	PTA	N	PATIO	180		14.90	2,682	KITCHEN	
				FLOOR COVER	14	COMB	1.00	C	WDK	N	WOOD DECK	360		38.40	13,824	BATHS	
				INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491	HEAT	
				HEATING/COOLING	1	FORCED AIR	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281	ELECT	
				FUEL SOURCE	99	N/A	1.00										
																EFF.YR/AGE	1985 / 37
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$201,300