

Key: 7209

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.891

LEGAL LAND


CURRENT OWNER				PARCEL ID				LOCATION			
BRONSTEIN RICHARD D & LISA TRS PO BOX 483 182 CENTRAL AVE HUMAROCK, MA 02047				70-1-20-0				182 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRONSTEIN RICHARD D & LIS				12/14/2018	F	100	(127901)				
BRONSTEIN ROGER A TR &				08/22/2017	V	1	(125647)				
BRONSTEIN RICHARD D &				12/01/2003	V		(104564)				

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	%
21-565	06/02/2021	3	ALTERATIONS	24,500	05/02/2022	JD	100	100
20-245	05/01/2020	3	ALTERATIONS	34,000	08/11/2020	JD	100	100
18-781	11/05/2018	3	ALTERATIONS	6,000	06/19/2019	JD	100	100
18-756	10/25/2018	3	ALTERATIONS	18,000	06/19/2019	JD	100	100
00-383	08/14/2000	3	ALTERATIONS				100	100

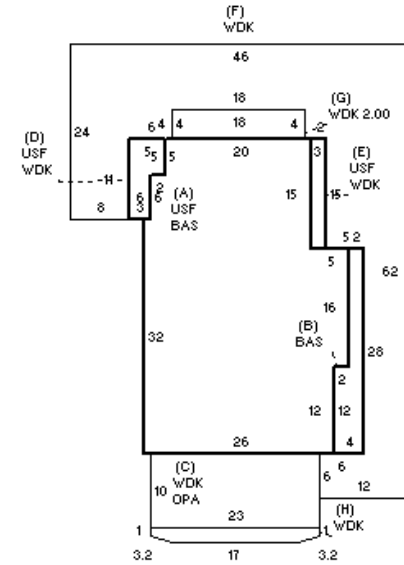
LEGAL LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	12,500	HUM	1.00	100	1.00	100	1.00	748,000	2.90	100	WF7	1.70		621,900

TOTAL	12,502 SF	ZONING	FRNT	58	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	621,900	532,100		
Inf1	FACTOR 100		BUILDING	611,700	544,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>1,233,600</b>	<b>1,076,300</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/11/2020
									

BLDG COMMENTS



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	6/19/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/19/2019	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	5/2/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	2,321	DETAIL ADJ	1.222
\$NLA(RCN)	\$293	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	9	\$9,678	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	4	VINYL	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,164	1949	264.09	307,399
+	USF	L	UPPER STORY FIN	1,157	1949	240.16	277,866
C	OPA	N	OPEN PORCH	230		56.65	13,030
+	WDK	N	WOOD DECK	1,509		42.24	63,741
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS FIREPLACE	1		6,111.60	6,112
	ODS	O	OUT DOOR SHOWER	1		1,804.00	1,804

TOTAL RCN	679,628
CONDITION ELEM CD	
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	10 10%
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$611,700