Key: 7210

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,892

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GRACI ROBERT R & JACQUELINE F TRS 101 ORCHARD ST MILLIS, MA 02054	70-1-21-A	180 CENTRAL AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GRACI ROBERT R &	06/13/2017	F	10	48353-307
GRACI ROBERT R &	02/10/2016	F	1	46578-21
GRACI JACQUELINE F	01/10/1990	QS		9555-317

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

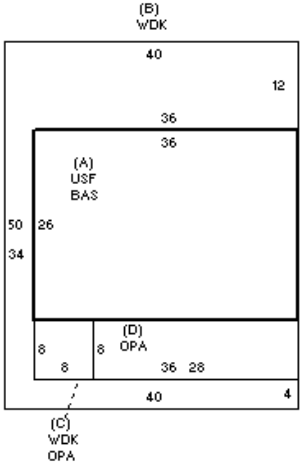
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14-141	04/02/2014	3	ALTERATIONS	30,000	06/17/2014	MR	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,360	HUM 1.00	100 1.00	100 1.00	748,000	2.54	100 1.00	WF7 1.70			627,290

TOTAL	14,375 SF	ZONING		FRNT	116
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	627,300	536,700
BUILDING	373,900	351,900
DETACHED	0	0
OTHER	0	0
TOTAL	**1,001,200**	**888,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/17/2014

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/17/2014	MR
LIST	6/17/2014	MR
REVIEW	6/30/2014	TD

YEAR BLT	1982	SIZE ADJ	1.000
NET AREA	1,872	DETAIL ADJ	0.999
$NLA(RCN)	$266	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,795
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	936	1982	244.62	228,965
A	USF	L	UPPER STORY FIN	936	1982	222.46	208,219
+	WDK	N	WOOD DECK	840		46.08	38,707
+	OPA	N	OPEN PORCH	288		61.80	17,798

TOTAL RCN	498,485
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 32	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$373,900