

Key: 7219

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.901

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION					
MCKINNON WILLIAM J & LUONGO FRANCES L TRS PO BOX 278 168 CENTRAL AVE HUMAROCK, MA 02047				70-2-5-0				168 CENTRAL AV					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				MCKINNON WILLIAM J & MCKINNON WILLIAM J MCKINNON D & W TR				10/23/2003 09/27/2000 01/01/1978	A F F	100 1 1	26860-67 18915-295 4233-90		
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,166	HUM 1.00	100	1.00	550,000	8.24	100	1.00	RV2	1.25	433,550	

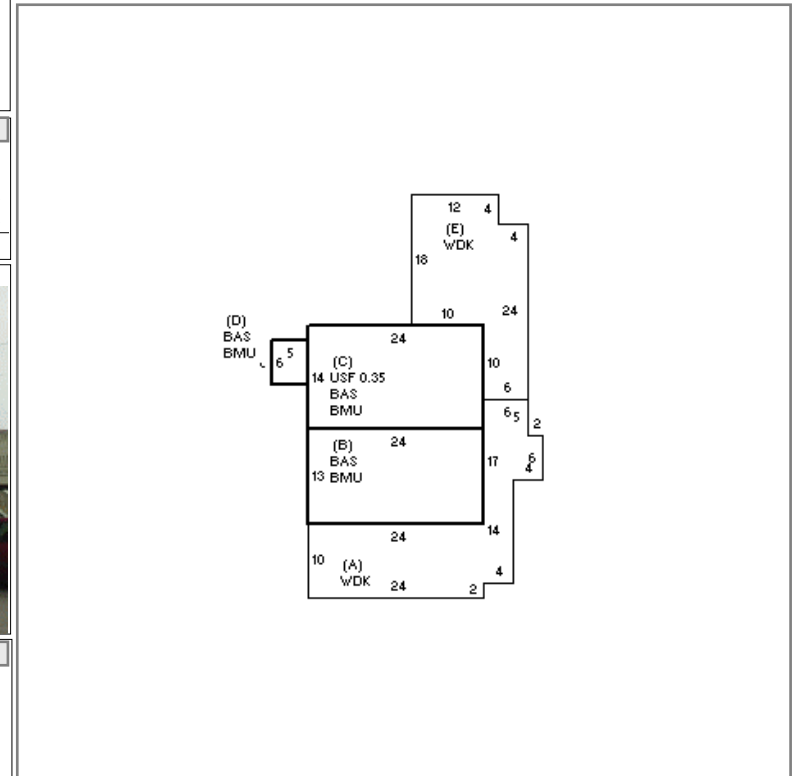
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-701	10/22/2015	3	ALTERATIONS	13,050	08/25/2016	SJ	100	100
07-642	11/01/2007	3	ALTERATIONS	22,700	08/20/2008	SJ	100	100
04-031	01/20/2004	3	ALTERATIONS	37,200	08/02/2005	SJ	100	100
00-86	03/29/2000	3	ALTERATIONS				100	100
94-208	05/27/1994	3	ALTERATIONS				100	100

LEGAL LAND

TOTAL	4,182 SF	ZONING	FRNT	101	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	433,600	394,100
Inf1	FACTOR 100		BUILDING	265,500	236,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		699,100	630,400	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/26/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/26/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/10/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1947	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	344,807
NET AREA	796	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	+	WDK	N	WOOD DECK	706		42.24	29,821		
\$NLA(RCN)	\$433	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BMU	N	BSMT UNFINISHED	678		58.91	39,939		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	678	1947	340.03	230,539		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	USF	L	UPPER STORY FIN	118	1947	309.22	36,488		
				FLOOR COVER	2	SOFTWOOD	1.00		BMG	O	BSMT GARAGE	1		2,740.10	2,740		
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1995 / 27
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$265,500