**Key: 7233**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,915

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| WOOD RICHARD & KATHLEEN J TRS<br>PO BOX 42<br>HUMAROCK, MA 02047 | 70-2-17-0 | 144 CENTRAL AV |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| WOOD RICHARD & KATHLEEN J | 03/30/1990 | QS | | 9678-221 |
| WOOD RICHARD & KATHLEEN | 01/01/1965 | QS | 4,000 | 3137-205 |
| BURGESS MARION H | 01/01/1947 | XX | | 1925-94 |

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

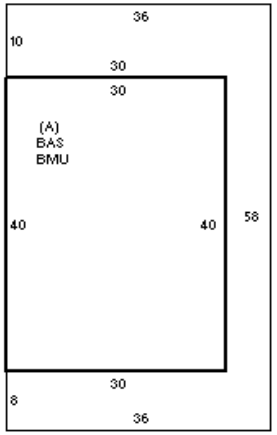
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 6,711 | HUM 1.00 | 100 1.00 | 100 1.00 | 550,000 | 5.22 | 100 1.00 | RV2 1.25 | | | 442,560 |

| TOTAL | 6,711 SF | ZONING | | FRNT | 119 |
|---|---|---|---|---|---|
| Ngh | HUMAROCK | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 442,600 | 402,300 |
| BUILDING | 220,600 | 204,100 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **663,200** | **606,400** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

PHOTO 09/24/2003

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.85 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 12/4/2010 | PL |
| LIST | 12/4/2010 | EST |
| REVIEW | 3/9/2011 | ER |

BLDG COMMENTS

FY12 FR- COTT/BUNG TO RANCH

| | | | |
|---|---|---|---|
| YEAR BLT | 1965 | SIZE ADJ | 1.000 |
| NET AREA | 1,200 | DETAIL ADJ | 0.722 |
| $NLA(RCN) | $248 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 6 | $3,466 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 2 | CLAPBOARD | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 34 | COMB | 1.00 |
| INT FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 13 | NONE | 0.85 |
| FUEL SOURCE | 8 | NONE | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 1,200 | | 44.92 | 53,905 |
| A | BAS | L | BASE AREA | 1,200 | 1965 | 163.31 | 195,970 |
| B | WDK | N | WOOD DECK | 888 | | 38.40 | 34,099 |
| | BMG | O | BSMT GARAGE | 1 | | 2,491.00 | 2,491 |
| | F21 | O | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 |

| TOTAL RCN | 298,170 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 1985 / 37 | |
|---|---|---|
| COND | 26 | 26 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 26 | % GD 74 |
| RCNLD | | $220,600 |