

Key: 7234

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.916

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HEATH ARTHUR & CALDWELL B 143 RIVERVIEW AVE WALTHAM, MA 02453				70-2-19-0				140 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HEATH ARTHUR & CALDWELL B				01/04/1995	G	12,500	13358-339				
WOOD,RICHARD AND KATHLEEN				01/01/1974	XX	800	3855-413				
KUPPERMAN CHESTER S AND M				01/01/1953	XX		2231-417				

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	%
96-101	03/01/1996	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	6,711 HUM	1.00	100	1.00	550,000	5.22	100	1.00	RV2	1.25	442,560

TOTAL	6,708 SF	ZONING	FRNT	98	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	442,600	402,300		
Inf1	FACTOR 100		BUILDING	47,300	44,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	489,900	447,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/5/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/5/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/9/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	500	DETAIL ADJ	0.833
\$NLA(RCN)	\$295	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	3	1.00	
BEDROOMS	1	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$1,999	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	99	N/A	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	500	1940	260.59	130,293
B	WDK	N	WOOD DECK	128		38.40	4,915
D	OPA	N	OPEN PORCH	63		51.51	3,245
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	147,733
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	4 PARTIAL HEAT
ECON	0
DEPR	68 % GD 32
RCNLD	\$47,300

