

Key: 7236

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.918

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
GILL ANN R PO BOX 374 134 CENTRAL AV HUMAROCK, MA 02047		70-2-22-0		134 CENTRAL AV	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GILL ANN R		07/15/2003	QS	450,000	25788-339
FISH THOM & FERRARI SUSAN		02/27/1991	QS	200,000	10163-177
GRACI ROBERT AND JACQUEL		01/01/1979	QS	43,000	4471-40

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	%
		3	ALTERATIONS		06/07/2011	SJ	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,610 HUM	1.00	100	1.00	550,000	7.48	100	1.00	RV2	1.25	435,350

TOTAL	4,617 SF	ZONING		FRNT	95	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	435,400	395,800			
Infl1	FACTOR 100		BUILDING	460,000	409,300			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
TOTAL			TOTAL	895,400	805,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/7/2011	SJ
MODEL	1		RESIDENTIAL	LIST	6/7/2011	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW		
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,112	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	346		54.18	18,747
\$NLA(RCN)	\$298	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	518		76.06	39,400
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,056	1940	239.63	253,052
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,056	1940	263.51	278,265
ROOMS	9	1.00		FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	494		42.24	20,867
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	1		2,740.10	2,740
BATHROOMS	2	1.00		HEATING/COOLING	1	FORCED AIR	1.00		FPL	O	FIREPLACE	1		8,594.30	8,594
# 1/2 BATHS	1	1.00		FUEL SOURCE	99	N/A	1.00								
TOT FIXTURES	8	\$8,448													
# UNITS	1	1.00													

TOTAL RCN	630,113
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1980 / 42
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$460,000

