

Key: 7240

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.922

LEGALS

CURRENT OWNER						PARCEL ID						LOCATION					
BENELLI JAMES J & NANCY J P O BOX 596 HUMAROCK, MA 02047						70-2-46-0						46 ATLANTIC DR					
TRANSFER HISTORY						DOS		T		SALE PRICE		BK-PG (Cert)					
BENELLI JAMES J & NANCY J						07/08/2011		U		440,000		40107-66					
POLCARI JOHN C & LESLIE P						10/30/2003		F		1 26917-179		91-780					
POLCARI JOHN C						10/06/1998		F		1 16678-146		100					


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	%
13-429	07/10/2013	3	ALTERATIONS	29,500	06/17/2014	MR	100	100
91-780	11/27/1991	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	4,057 HUM	1.00	100	1.00	748,000	8.45	100	1.00	WF7	1.70	589,000

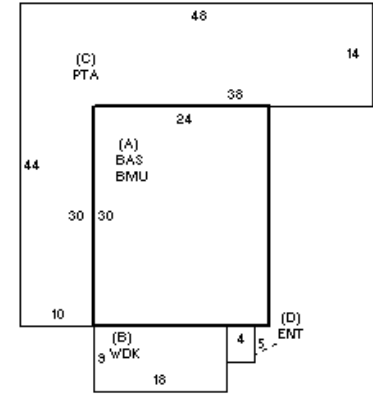
TOTAL	4,057 SF	ZONING		FRNT	52	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	589,000	504,000
Inf1	FACTOR 100		BUILDING	174,400	155,100			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	763,400	659,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/17/2014
									



BLDG COMMENTS	FY12 FR- COTT/BUNG TO RANCH
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/17/2014	SJ
MODEL	1		RESIDENTIAL	LIST	6/17/2014	MR
STYLE	1	0.85	RANCH [100%]	REVIEW	6/30/2014	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	720	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	720		52.37	37,708
\$NLA(RCN)	\$319	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	720	1950	231.93	166,987
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	162		38.40	6,221
				ROOF COVER	1	ASPH SHINGLES	1.00	C	PTA	N	PATIO	972		14.90	14,483
				FLOOR COVER	14	COMB	1.00	D	ENT	N	ENCLOSED ENTRY	20		97.70	1,954
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	229,434	
CONDITION ELEM	CD	
EXTERIOR		G
INTERIOR		G
KITCHEN		G
BATHS		G
HEAT		A
ELECT		U
EFF.YR/AGE	1991 / 31	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$174,400	