

Key: 7242

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.924

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HOWDY RICHARD P TRUSTEE 35 HERITAGE HILL DEDHAM, MA 02026				70-2-43-0				40 ATLANTIC DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HOWDY RICHARD P TRUSTEE				12/11/2002	F	100		23656-235			
HOWDY RICHARD & ANNEMARIE				04/30/1992	QS	125,000		10940-59			
GIOVANNIELLO ANN L - ESTA				01/01/1972	XX	3705-174					

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 %
04-358	06/01/2004	3	ALTERATIONS		08/01/2005	SJ	100 100
92-190	03/05/1992	3	ALTERATIONS	31,500	08/26/2004	SJ	100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,281	HUM 1.00	100	1.00	748,000	4.28	100	1.00	WF7	1.70	608,010

TOTAL	8,276 SF	ZONING	FRNT	34	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E C/W 44	LAND	608,000	520,200		
Inf1	FACTOR 100		BUILDING	390,800	367,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	998,800	888,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/8/2010	SJ
MODEL	1		RESIDENTIAL	LIST	4/8/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/9/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	2,048	DETAIL ADJ	0.980
\$NLA(RCN)	\$254	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$5,645
# 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	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	796	1972	236.00	187,858
+	USF	L	UPPER STORY FIN	1,252	1972	214.62	268,702
+	WDK	N	WOOD DECK	938		46.08	43,223
E	EPA	N	ENCLOSED PORCH	144		108.24	15,587

TOTAL RCN	521,014
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$390,800

