

Key: 7247

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.928

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
ROZAS MICHAEL E 44 RANDOLPH AVE MILTON, MA 02186				70-2-38-0				30 ATLANTIC DR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				ROZAS MICHAEL E				09/20/2010	F	1	38994-322	
ROZAS MICHAEL				02/01/2002	QS	-100	21473-291					
TOBIN FRANCES M				02/23/2000	XX	100	18296-138					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
13-318	05/24/2013	3	ALTERATIONS	28,500	09/03/2013	SJ	100
92-471	06/09/1992	3	ALTERATIONS				100
92-195	03/13/1992	3	ALTERATIONS				100

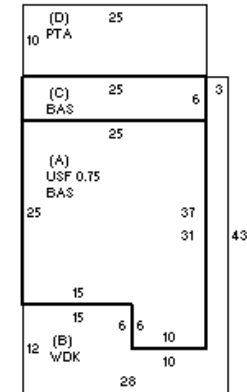
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,532 HUM	1.00	100	1.00	100	1.00	748,000	7.60	100	1.00	WF7 1.70	591,660

TOTAL	4,532 SF	ZONING	FRNT	58	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	591,700	506,200		
Inf1	FACTOR 100		BUILDING	168,600	154,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	760,300	660,600		

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%]			

BLDG COMMENTS  
FY12 FR- CAPE TO COTT/BUNG

BUILDING

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	255,379
NET AREA	1,349	DETAIL ADJ	0.824	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	835	1930	180.82	150,985		
\$NLA(RCN)	\$189	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	514	1930	164.44	84,521		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	369		38.40	14,170		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	PTA	N	PATIO	250		14.90	3,725		
				FLOOR COVER	2	SOFTWOOD	1.00										
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	5	ELECTRIC BB	0.99										
				FUEL SOURCE	3	ELECTRIC	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1970 / 52
																COND	34 34 %
																FUNC	0
																ECON	0
																DEPR	34 % GD 66
																RCNLD	\$168,600

BUILDING