

Key: 7249

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.930

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DUBOIS RICHARD L TR & KAREN M TR 547 SPRING ST HANSON, MA 02341				70-2-36-0				26 ATLANTIC DR			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				DUBOIS RICHARD L TR & DUBOIS RICHARD L & KAREN				08/08/2017	F	1 48770-37	
				DUBOIS RICHARD L & KAREN				10/01/2014	QS	760,000	44802-245
				TOMLINSON TRACY M & MICHE				04/29/2011	QS	835,000	39887-228

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 %
17-264	05/04/2017	2	ADDITIONS	20,000	08/24/2017	SJ	100 100
15-32	01/20/2015	3	ALTERATIONS	50,000	08/26/2015	SJ	100 100
13-411	07/15/2013	3	ALTERATIONS	64,940	04/11/2014	SJ	100 100
13-411	07/15/2013	3	ALTERATIONS	64,940	06/17/2014	MR	100 100
13-159	03/28/2013	3	ALTERATIONS	2,500	09/03/2013	SJ	100 100

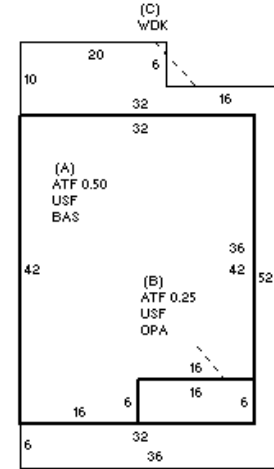
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,647	HUM 1.00	100	1.00	100	1.00	748,000	7.42	100	1.00	WF7 1.70	592,270

TOTAL	4,647 SF	ZONING	FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	592,300	506,800		
Inf1	FACTOR 100		BUILDING	568,600	536,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,160,900	1,043,200		

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	5	1.00	COLONIAL [100%]	REVIEW	6/30/2014	TD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR- CONV TO COLONIAL

BUILDING

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	3,240	DETAIL ADJ	0.999
\$NLA(RCN)	\$214	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.25	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		9	\$8,632
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,248	1953	224.66	280,372
+	USF	L	UPPER STORY FIN	1,344	1953	204.30	274,580
+	ATF	L	ATTIC FINISH	648	1953	145.15	94,060
B	OPA	N	OPEN PORCH	96		61.80	5,933
C	WDK	N	WOOD DECK	648		46.08	29,860

TOTAL RCN	693,436
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2004 / 18
COND	17 17 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$568,600