Key: 7260

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,940

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANDERSON ANDREW S JR &	71-9-4-0	31 CENTRAL AV
CAMELIO EMILY D		
PO BOX 365		
HUMAROCK, MA 02047		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ANDERSON ANDREW S JR &	10/16/2015	QS	330,000	(122584)
HATCH KAREN L TR	12/05/2008	F	1	(112771)
HATCH KAREN L	12/30/1998	QS	125,000	(94728)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

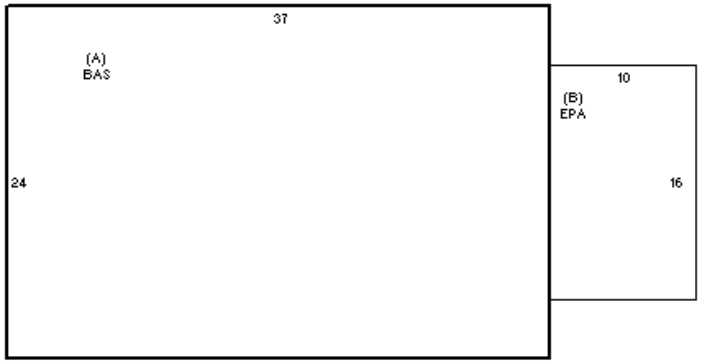
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
90-118	04/04/1990	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500	HUM 1.00	100 1.00	100 1.00	550,000	4.70	100 1.00	R08 1.25			444,900

TOTAL	7,500 SF	ZONING		FRNT	91
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	444,900	404,500
BUILDING	87,500	85,400
DETACHED	100	100
OTHER	0	0
TOTAL	**532,500**	**490,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			10	17.03	100

PHOTO 09/23/2003

BLDG COMMENTS

FY12 FR- COTTAGE TO RANCH

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/4/2010	PL
LIST	12/4/2010	EST
REVIEW	3/9/2011	ER

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	888	DETAIL ADJ	0.722
$NLA(RCN)	$205	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,733
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
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	13	NONE	0.85
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	888	1956	178.98	158,938
B	EPA	N	ENCLOSED PORCH	160		90.20	14,432
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	182,384
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1958 / 64	
COND	52	52 %
FUNC	0	
ECON	0	
DEPR	52	% GD 48
RCNLD		$87,500