

Key: 7261

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.941

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CRONIN JOHN A TR 130 WENDELL PARK MILTON, MA 02186-3119				71-10-1-0				5 DARTMOUTH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CRONIN JOHN A TR				03/12/2021	F	100	54567-107				
CRONIN JOHN A & MARITTA M				06/16/1987	QS		7787-3				
MARY A TOWNES,GDN				01/01/1968	XX		P0009-4809				

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	%
		7	OTHERS		06/12/2023	JD	100	100
		7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,875	HUM	1.00	100	1.00	100	1.00	RF2	1.45		531,400

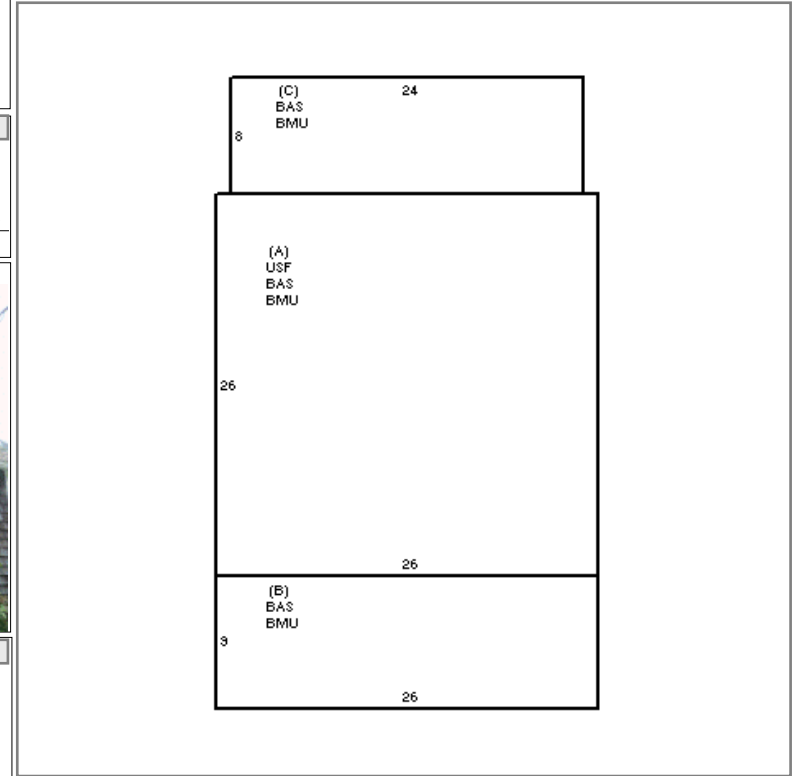
TOTAL	12,875 SF	ZONING		FRNT	145	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	531,400	483,100			
Inf1	FACTOR 100		BUILDING	278,300	155,600			
Inf2	PHY 100		DETACHED	75,400	56,500			
			OTHER	0	0			
			<b>TOTAL</b>	<b>885,100</b>	<b>695,200</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30 20X22		440	47.79	6,300
PPD	A	1.00	20 0.80 125X4	2008	500	172.68	69,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/12/2023	JD
MODEL	1		RESIDENTIAL	LIST	6/12/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/9/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,778	DETAIL ADJ	1.224
\$NLA(RCN)	\$279	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$4,896
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	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
+	BMU	N	BSMT UNFINISHED	1,102		45.89	50,570
+	BAS	L	BASE AREA	1,102	1920	252.34	278,082
A	USF	L	UPPER STORY FIN	676	1920	229.48	155,128
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	496,915
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	O
ELECT	A

EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$278,300