

Key: 7280

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.958

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CAPORALE PHYLLIS P.O. BOX 201 HUMAROCK, MA 02047				71-13-5-0				81 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAPORALE PHYLLIS				01/01/1957	QS		2500-466				

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	%	

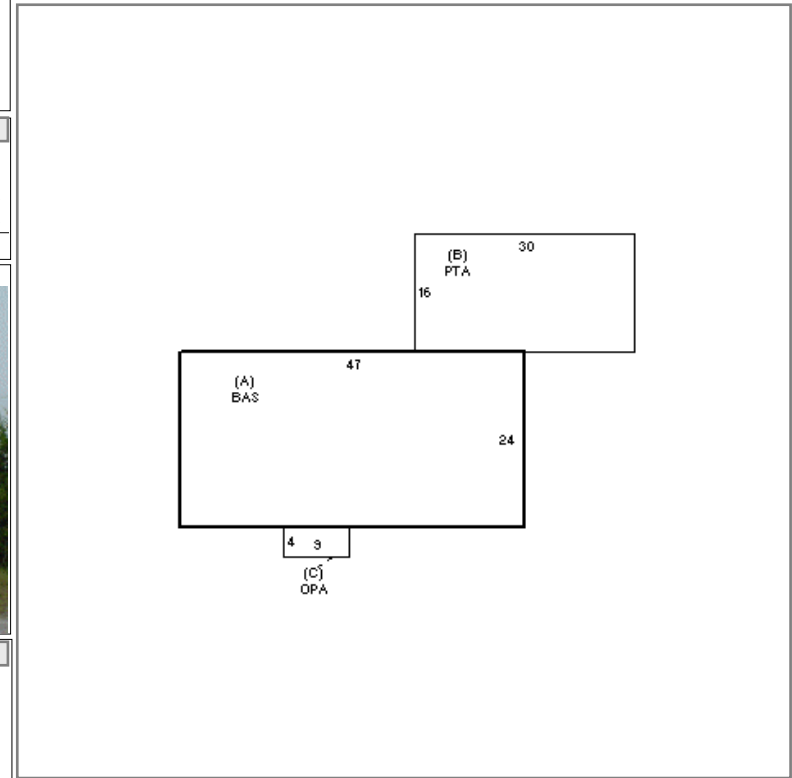
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	7,492 SF	ZONING	FRNT	71	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	444,900	404,500
Inf1	FACTOR 100		BUILDING	160,100	144,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	605,000	548,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/4/2011	PL
MODEL	1		RESIDENTIAL	LIST	5/4/2011	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/9/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,128	DETAIL ADJ	0.823
\$NLA(RCN)	\$206	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$1,975	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	2	CLAPBOARD	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	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,128	1954	189.45	213,699
B	PTA	N	PATIO	480		14.90	7,152
C	OPA	N	OPEN PORCH	36		51.50	1,854
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	231,961
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$160,100