

Key: 7297

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.974

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DOHERTY ANNE M & SEAN T 13 PONKAPOAG WAY CANTON, MA 02021				71-1-2-0				124 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DOHERTY ANNE M & SEAN T				09/13/2013	A	300,000	43601-170				
MANNING HARRIET I & PETER				06/02/1992	QS	240,000	11017-292				
STATUTI CHARLES V & MAFFE				05/16/1985	XX		6104-119				

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	%
19-405	06/01/2022	7	OTHERS		06/12/2023	JD	100	100
	05/30/2019	2	ADDITIONS	700	06/19/2019	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,900	HUM 1.00	100	1.00	100	1.00	748,000	2.62	100	1.00	WF7 1.70	626,000

DETACHED

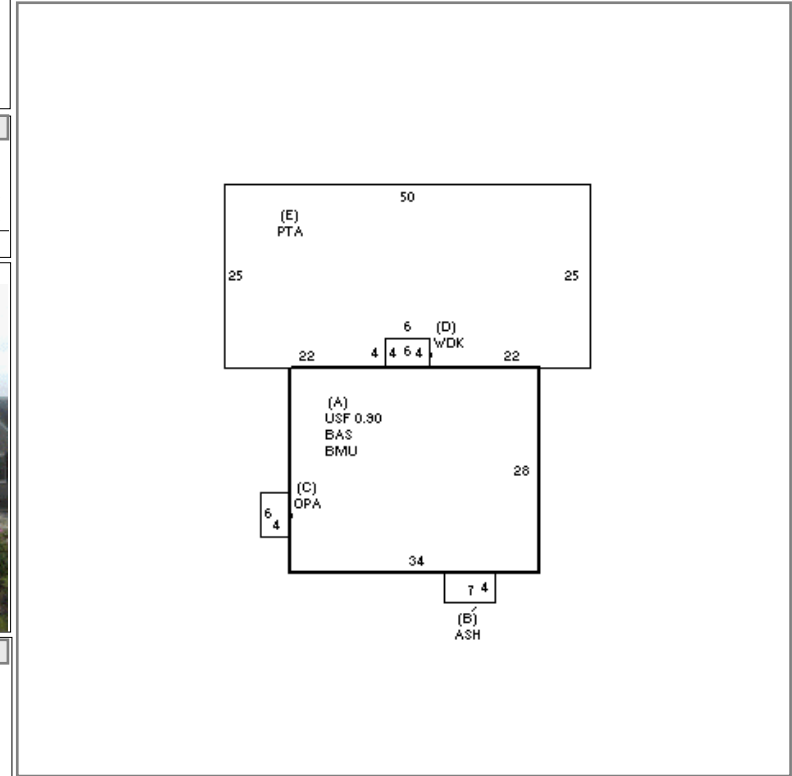
TOTAL	13,900 SF	ZONING		FRNT	47	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	626,000	535,600			
Inf1	FACTOR 100		BUILDING	268,500	238,600			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	894,500	774,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 06/12/2023

BLDG COMMENTS
WoodBurning Stove.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/19/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/12/2023	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	6/12/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,809	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	952		47.83	45,530
\$NLA(RCN)	\$265	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	952	1948	226.08	215,231
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	857	1948	205.60	176,198
				ROOF COVER	1	ASPH SHINGLES	1.00	B	ASH	N	ATT SHED	28		22.36	626
				FLOOR COVER	2	SOFTWOOD	1.00	C	OPA	N	OPEN PORCH	24		51.50	1,236
				INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	24		38.42	922
				HEATING/COOLING	1	FORCED AIR	1.00	E	PTA	N	PATIO	1,226		14.90	18,267
				FUEL SOURCE	1	OIL	1.00	F	FPL	O	FIREPLACE	1		7,813.00	7,813
								F	FPL	O	FIREPLACE	1		7,813.00	7,813
								E	ODS	O	OUT DOOR SHOWER	1		1,476.00	1,476

TOTAL RCN	479,512
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	\$268,500