

Key: 7300

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.977

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
JOHNSTON THOMAS P & CAVANAUGH CHRISTINE 50 AINSWORTH ST ROSLINDALE, MA 02131				71-2-3-0				112 CENTRAL AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
JOHNSTON THOMAS P & CATANI CARL				05/29/2012	QS	365,000	41430-329					
KING JOSEPH F TR				02/12/2010	QS	350,000	38236-66					
				10/21/2009	F	-100	37829-256					

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 %
17-730	11/14/2017	1	NEW CONST		05/24/2018	JD	50 50
00-243	06/08/2000	4	DEMO	20,000	05/24/2018	JD	100 100
		3	ALTERATIONS				100 100
		6	CYCL GROWTH				100 100

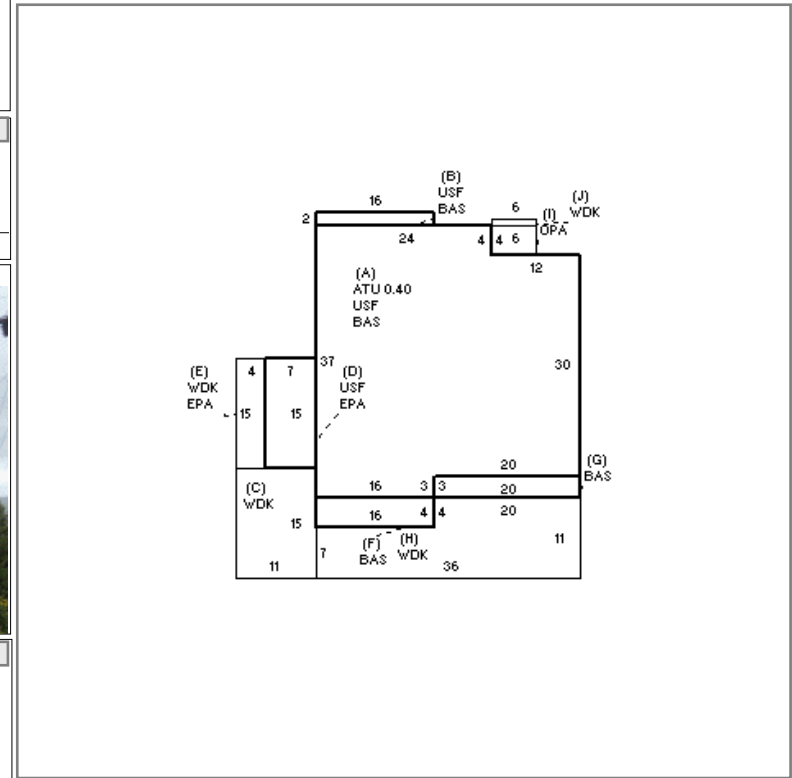
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,609	HUM	1.00	100	1.00	100	1.00	RV3	1.25		447,960

TOTAL	8,609 SF	ZONING	FRNT	238	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	448,000	407,200		
Inf1	FACTOR 100		BUILDING	770,700	671,800		
Inf2	PHY 100		DETACHED	900	800		
			OTHER	0	0		
			TOTAL	1,219,600	1,079,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90 8 X 6		48	20.44	900



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/13/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/13/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/1/2019	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	802.806
NET AREA	2,741	DETAIL ADJ	1.009	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,380	2018	270.38	373,125	CONDITION ELEM	CD
\$NLA(RCN)	\$293	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,361	2018	245.88	334,646	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	490		51.80	25,382	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	563		53.76	30,267	KITCHEN	
				FLOOR COVER	12	COMB	1.00	+	EPA	N	ENCLOSED PORCH	165		126.28	20,836	BATHS	
				INT FINISH	2	DRYWALL	1.00	I	OPA	N	OPEN PORCH	24		72.10	1,730	HEAT	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	GFP	O	O	GAS FIREPLACE	1		7,778.40	7,778	ELECT	
				FUEL SOURCE	2	GAS	1.00										

EFF.YR/AGE	2018 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$770,700