**Key: 7307**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,984

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| HOWARD MARIANNE M TR<br>14 HIGH PINES DR<br>KINGSTON, MA 02364 | 71-2-4-0 | 110 CENTRAL AV |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| HOWARD MARIANNE M TR | 02/19/2020 | F | 100 | 52361-198 |
| HOWARD DONALD R & MARIANN | 11/23/2015 | QS | 710,000 | 46301-283 |
| GOUTHRO JOHN F | 02/21/2014 | F | 100 | 44094-226 |

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

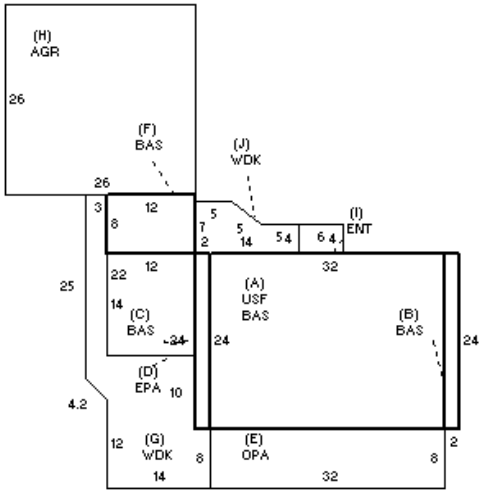
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 10,827 | HUM 1.00 | 100 1.00 | 100 1.00 | 550,000 | 3.32 | 100 1.00 | RV3 1.25 | | | 453,480 |

| TOTAL | 10,827 SF | ZONING | | FRNT | 81 |
|---|---|---|---|---|---|
| Ngh | HUMAROCK | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 453,500 | 412,300 |
| BUILDING | 420,100 | 388,600 |
| DETACHED | 1,200 | 1,100 |
| OTHER | 0 | 0 |
| TOTAL | **874,800** | **802,000** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 20 0.80 | | 2007 | 100 | 14.74 | 1,200 |

PHOTO 10/17/2007

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 1.00 | COLONIAL [100%] |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 12/5/2010 | PL |
|---|---|---|
| LIST | 12/5/2010 | EST |
| REVIEW | 3/9/2011 | ER |

BLDG COMMENTS

FY12 FR- CONV TO COLONIAL

| YEAR BLT | 1951 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,728 | DETAIL ADJ | 0.969 |
| $NLA(RCN) | $267 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 6 | $5,116 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 2 | SLAB | 0.95 |
| 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 | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 99 | N/A | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 864 | 1951 | 221.10 | 191,027 |
| A | USF | L | UPPER STORY FIN | 768 | 1951 | 201.06 | 154,417 |
| D | EPA | N | ENCLOSED PORCH | 168 | | 99.22 | 16,669 |
| E | OPA | N | OPEN PORCH | 256 | | 56.65 | 14,502 |
| F | BAS | L | BASE AREA | 96 | 2007 | 221.10 | 21,226 |
| + | WDK | N | WOOD DECK | 389 | | 42.24 | 16,432 |
| H | AGR | N | ATT GARAGE | 676 | | 45.36 | 30,661 |
| I | ENT | N | ENCLOSED ENTRY | 24 | | 107.48 | 2,580 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,062.90 | 9,063 |

| TOTAL RCN | 461,693 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | V |
| INTERIOR | V |
| KITCHEN | V |
| BATHS | V |
| HEAT | U |
| ELECT | U |

| EFF.YR/AGE | 2013 / 9 | |
|---|---|---|
| COND | 9 9 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 9 | % GD 91 |
| RCNLD | | $420,100 |