

Key: 7320

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.996

LEGAL

LAND

DETACHED

BUILDING

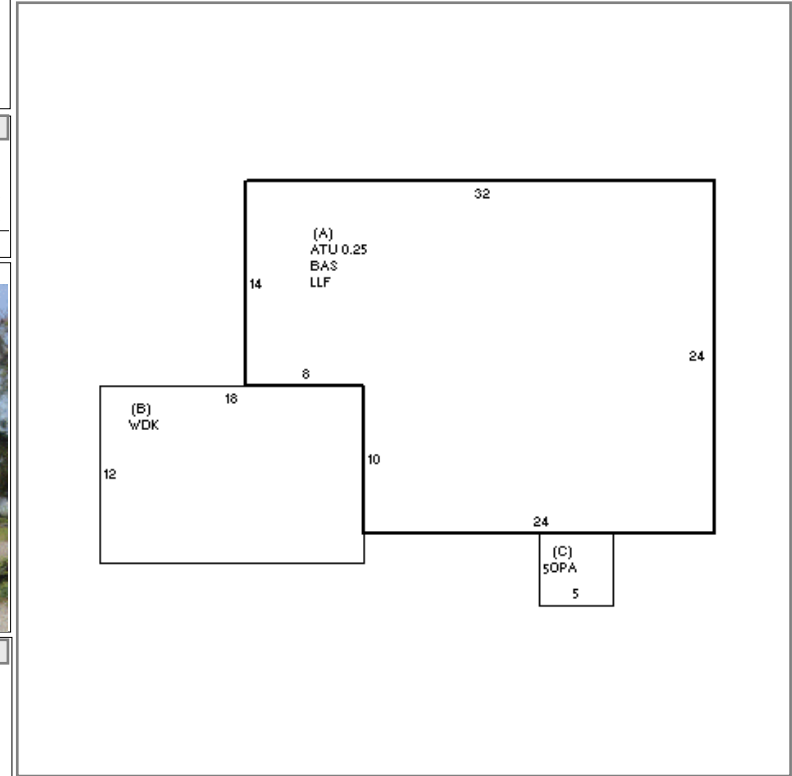
CURRENT OWNER				PARCEL ID				LOCATION			
DWIGHT BRIAN R TR PO BOX 122 HUMAROCK, MA 02047				71-3-13-0				26-A NEWPORT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DWIGHT BRIAN R TR				05/10/2019	F	100	51097-28				
DWIGHT BRIAN R &				10/20/2017	QS	355,000	49071-177				
DWYER CHRISTINE M				02/28/2013	F	1	42737-43				

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		06/14/2023	JD	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,250	HUM	1.00	1.00	495,000	8.09	90	0.90	R08	1.25	390,510

TOTAL	4,269 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE Infl-3=Access	LAND	390,500	355,000			
Infl1	FACTOR 100		BUILDING	174,900	103,300			
Infl2	PHY 100		DETACHED	900	0			
			OTHER	0	0			
			TOTAL	566,300	458,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X10		80	15.97	900



BUILDING	CD	ADJ	DESC	MEASURE	6/14/2023	JD
MODEL	1		RESIDENTIAL	LIST	6/14/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/9/2011	ER
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,376	DETAIL ADJ	1.248
\$NLA(RCN)	\$227	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	\$5,391	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	4	VINYL	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	8	HEAT PUMP	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	688	1940	169.19	116,404
A	BAS	L	BASE AREA	688	1940	245.29	168,763
A	ATU	N	ATTIC UNF	172		33.30	5,728
B	WDK	N	WOOD DECK	216		34.56	7,465
C	OPA	N	OPEN PORCH	25		46.37	1,159
	F21	O	FPL 2S 1OP	1		7,415.10	7,415

TOTAL RCN	312,324
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$174,900