

Key: 7322

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.998

LEGAL

LAND

DETACHED

BUILDING

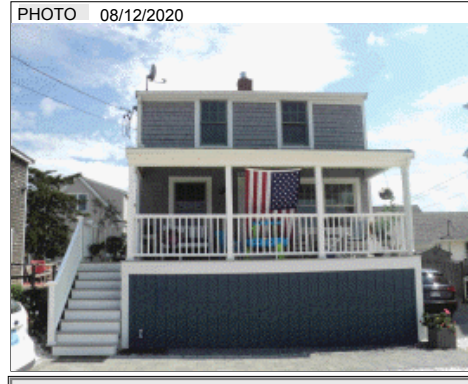
| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION      |  |  |  |
|---|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| HABLE PAMELA A<br>PO BOX 157<br>22 NEWPORT ST<br>HUMAROCK, MA 02047 |  |  |  | 71-3-4-0   |    |            |              | 22 NEWPORT ST |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |               |  |  |  |
| HABLE PAMELA A  |  |  |  | 03/10/2020 | H  | 100        | 52453-21     |               |  |  |  |
| HABLE DAVID & PAMELA A  |  |  |  | 06/15/2005 | QS | 548,000    | 30717-56     |               |  |  |  |
| LEIGHTON DONALD J   |  |  |  | 10/29/1999 | QS | 170,000    | 18003-27     |               |  |  |  |

| 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 %   |
| 19-567 | 08/07/2019 | 3             | ALTERATIONS | 19,950 | 08/12/2020 | JD     | 100 100 |
| 18-789 | 11/06/2018 | 3             | ALTERATIONS | 21,555 | 02/25/2019 | JD     | 100 100 |
|        |            | 7             | OTHERS      |        | 05/11/2006 |        | 100 100 |
| 00-469 | 09/29/2000 | 3             | ALTERATIONS |        |            |        | 100 100 |
| 99-558 | 11/03/1999 | 3             | ALTERATIONS |        |            |        | 100 100 |

| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 3,750    | HUM | 1.00 | 100  | 1.00     | 100 | 1.00 | R08 | 1.25 |            | 431,740   |

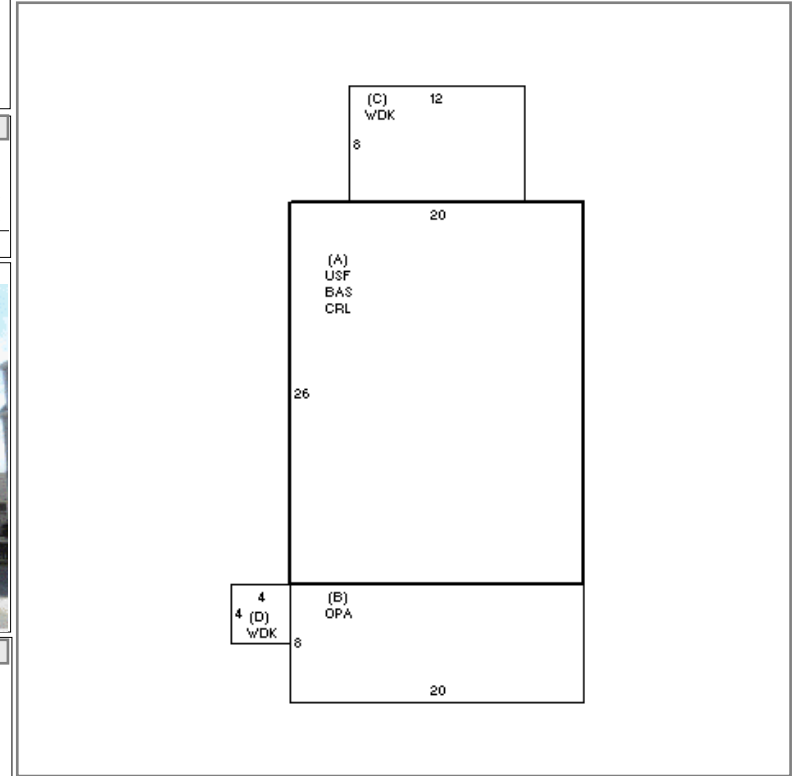
| TOTAL | 3,750 SF   | ZONING | FRNT     | 50      | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh   | HUMAROCK   | NOTE   | LAND     | 431,700 | 392,500  |         |          |
| Inf1  | FACTOR 100 |        | BUILDING | 204,900 | 190,600  |         |          |
| Inf2  | PHY 100    |        | DETACHED | 1,100   | 1,100    |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        | TOTAL    | 637,700 | 584,200  |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB     | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|--------|-------|-----------|-------|
| SHF | A    | 1.00 | 10 0.90  | 10 X 8 | 80    | 15.97     | 1,100 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 2/25/2019 | JD |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 2/25/2019 | JD |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 8/12/2020 | JD |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

| YEAR BLT   | 1940  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION   | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|---------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA   | 1,040 | DETAIL ADJ | 1.000 | FOUNDATION      | 3  | CONT WALL     | 1.00 | A   | CRL | N | BSMT CRAWL      | 520   |      | 13.30     | 6,917   |
| \$NLA(RCN) | \$253 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD     | 1.00 | A   | BAS | L | BASE AREA       | 520   | 1940 | 235.68    | 122,551 |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE         | 1.00 | A   | USF | L | UPPER STORY FIN | 520   | 1940 | 214.32    | 111,447 |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES | 1.00 | B   | OPA | N | OPEN PORCH      | 160   |      | 51.50     | 8,240   |
|            |       |            |       | FLOOR COVER     | 2  | SOFTWOOD      | 1.00 | +   | WDK | N | WOOD DECK       | 112   |      | 38.40     | 4,301   |
|            |       |            |       | INT FINISH      | 2  | DRYWALL       | 1.00 | GEN | O   |   | GENERATOR       | 1     |      | 0.00      |         |
|            |       |            |       | HEATING/COOLING | 1  | FORCED AIR    | 1.00 | GFP | O   |   | GAS FIREPLACE   | 1     |      | 5,556.00  | 5,556   |
|            |       |            |       | FUEL SOURCE     | 2  | GAS           | 1.00 | ODS | O   |   | OUT DOOR SHOWER | 1     |      | 1,342.00  | 1,342   |



| YEAR BLT   | 1940  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION   | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|---------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|
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|            |       |            |       | FUEL SOURCE     | 2  | GAS           | 1.00 | ODS | O   |   | OUT DOOR SHOWER | 1     |      | 1,342.00  | 1,342   |

| TOTAL RCN  | 262,754   | CONDITION ELEM | CD         |
|------------|-----------|----------------|------------|
|            |           | EXTERIOR       | G          |
|            |           | INTERIOR       | A          |
|            |           | KITCHEN        | G          |
|            |           | BATHS          | G          |
|            |           | HEAT           | U          |
|            |           | ELECT          | U          |
| EFF.YR/AGE | 1997 / 25 | COND           | 22 22 %    |
|            |           | FUNC           | 0          |
|            |           | ECON           | 0          |
|            |           | DEPR           | 22 % GD 78 |
| RCNLD      | \$204,900 |                |            |