

Key: 7327

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.003

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BUCKELL SARAH M PO BOX 21 HUMAROCK, MA 02047				71-3-8-0				94 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BUCKELL SARAH M				11/21/2001	QS	238,000	20955-100				
LACROIX JOSEPH & LAURA R				01/01/1967	QS		3324-612				
ULANOWSKI JOHN R AND SUSA				01/01/1965	XX		3093-170				

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	%
03-366	07/01/2003	7	OTHERS		06/14/2023	JD	100	100
03-016	01/09/2003	3	ALTERATIONS	4,000	08/26/2004	SJ	100	100
		3	ALTERATIONS				100	100
		2	ADDITIONS				100	100

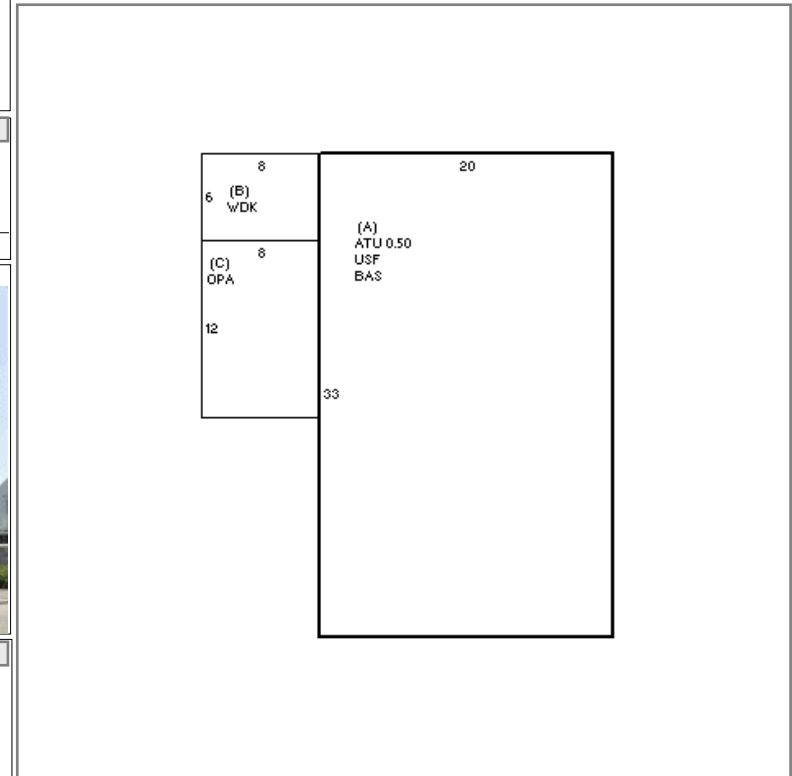
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	2,450	HUM	1.00	100	1.00	100	1.00	550,000	13.74	100	1.00	RV2	1.25		424,900

TOTAL	2,450 SF	ZONING		FRNT	31	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	424,900	386,300			
Inf1	FACTOR 100		BUILDING	201,000	101,000			
Inf2	PHY 100		DETACHED	600	0			
			OTHER	0	0			
			TOTAL	626,500	487,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X6		48	17.03	600



BLDG COMMENTS



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	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1931	SIZE ADJ	1.000
NET AREA	1,320	DETAIL ADJ	1.224
\$NLA(RCN)	\$282	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2.5	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,896	
# 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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	660	1931	270.15	178,296
A	USF	L	UPPER STORY FIN	660	1931	245.67	162,141
A	ATU	N	ATTIC UNF	330		37.00	12,210
B	WDK	N	WOOD DECK	48		38.40	1,843
C	OPA	N	OPEN PORCH	96		51.50	4,944
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	372,143
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	O
ELECT	A
EFF.YR/AGE	1961 / 61
COND	46 46%
FUNC	0
ECON	0
DEPR	46 % GD 54
RCNLD	\$201,000