

Key: 7334

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.010

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION				
CAMUSO WILLIAM E TR & CAMUSO EDWARD J TR 33 LYNN VILLAGE WAY READING, MA 01867		71-3-15-0	145 HUMAROCK BEACH				
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		CAMUSO WILLIAM E TR & CAMUSO WILLIAM E		11/12/1999	F		18035-285
		CAMUSO WILLIAM JR DEATH		07/03/1979	XX	4683-49	
				01/01/1979	XX	4537-5	

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 %
92-388	05/13/1992	7	OTHERS		06/14/2023	JD	100 100
90-294	06/05/1990	3	ALTERATIONS				100 100
		3	ALTERATIONS				100 100

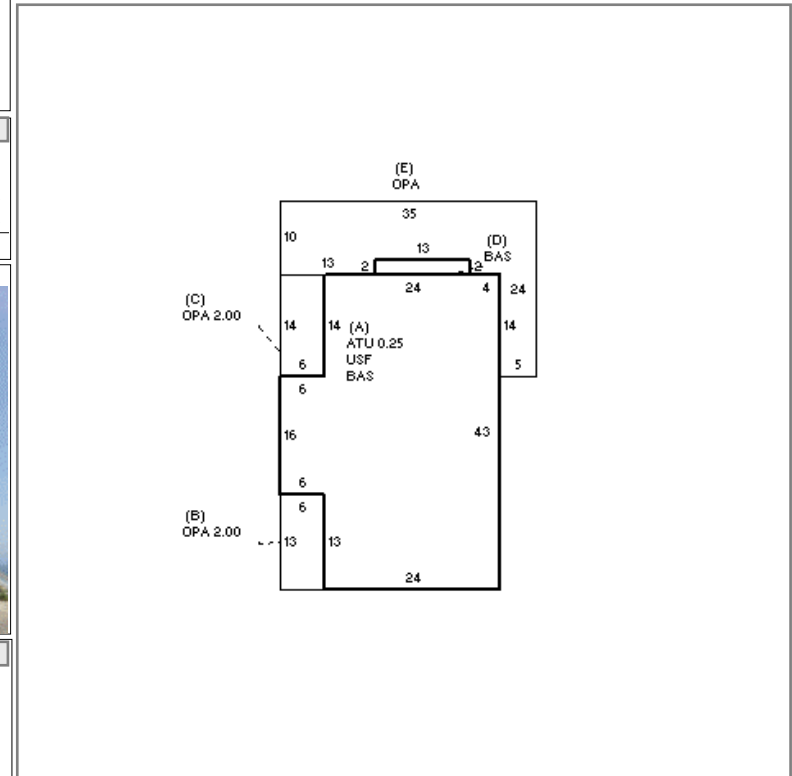
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,000	HUM 1.00	100	1.00	100	1.00	748,000	2.44	100	1.00	WF7 1.70	629,080

TOTAL	14,985 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	629,100	538,300
Inf1	FACTOR 100		BUILDING	274,200	143,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		903,300	682,000	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

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%]			

BLDG COMMENTS

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YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	489.563		
NET AREA	2,282	DETAIL ADJ	0.999	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,154	1890	196.69	226,981	CONDITION ELEM	CD		
\$NLA(RCN)	\$215	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,128	1890	178.87	201,764	EXTERIOR	F		
				ROOF SHAPE	2	HIP	1.00	A	ATU	N	ATTIC UNF	282		37.00	10,434	INTERIOR	F		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	718		51.50	36,977	KITCHEN	F		
				FLOOR COVER	2	SOFTWOOD	1.00	FPL	O	O	FIREPLACE	1		7,813.00	7,813	BATHS	F		
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	13	NONE	0.85									ELECT	A		
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1963 / 59
																		COND	44 44 %
																		FUNC	0
																		ECON	0
																		DEPR	44 % GD 56
																		RCNLD	\$274,200