

Key: 7338

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.014

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
GARBUS LEO JOHN & STEWART GLENN D C/O GLENN STEWART 38 MACDONALD CIR WALPOLE, MA 02081				71-4-3-0				30 NEWELL ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				GARBUS LEO JOHN & STEWART MARY ANN BANK OF AMERICA				05/21/2012	F	1	41394-146	
								02/23/2007	H	100	34153-250	
								02/23/2007	H		34153-248	

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
		2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	14,000	HUM 1.00	100	1.00	100	1.00	594,000	2.61	100	1.00	WW3 1.35	497,340

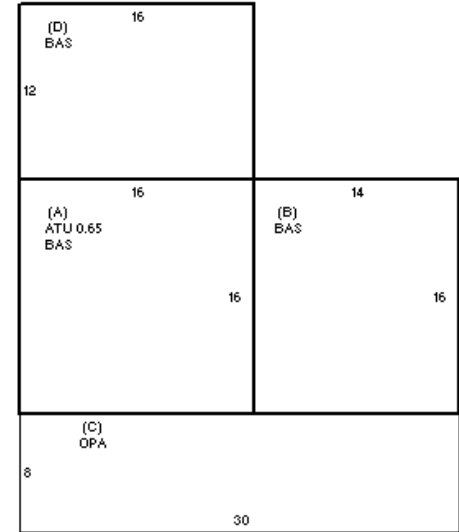
TOTAL	14,000 SF	ZONING	FRNT	202	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	497,300	452,100
Inf1	FACTOR 100		BUILDING	119,400	68,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	616,700	520,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



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%]			

G

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	213,250		
NET AREA	672	DETAIL ADJ	0.999	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	672	1910	274.61	184,537				
\$NLA(RCN)	\$317	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATU	N	ATTIC UNF	166		37.00	6,142				
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	240		51.50	12,360				
				ROOF COVER	1	ASPH SHINGLES	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813				
				FLOOR COVER	2	SOFTWOOD	1.00												
				INT FINISH	1	PLASTER	1.00												
				HEATING/COOLING	13	NONE	0.85												
				FUEL SOURCE	99	N/A	1.00												
																		CONDITION ELEM	CD
																		EXTERIOR	F
																		INTERIOR	F
																		KITCHEN	F
																		BATHS	F
																		HEAT	
																		ELECT	A
																		EFF.YR/AGE	1963 / 59
																		COND	44 44 %
																		FUNC	0
																		ECON	0
																		DEPR	44 % GD 56
																		RCNLD	\$119,400