

Key: 7341

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.017

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CURRENT OWNER				PARCEL ID				LOCATION			
CURLEY JOHN T 161 CEDAR ST BRAintree, MA 02184				71-4-12-0				141 HUMAROCK BEACH			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CURLEY JOHN T				04/02/1998	QS	296,000	16055-100				
HENNESSEY JOHN W				01/01/1971	XX		3606-393				
HENNESSEY JAMES AND GERTR				01/01/1952	XX		2173-12				

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	7,500	HUM 1.00	100	1.00	100	1.00	748,000	4.70	100	1.00	WF7 1.70	605,060

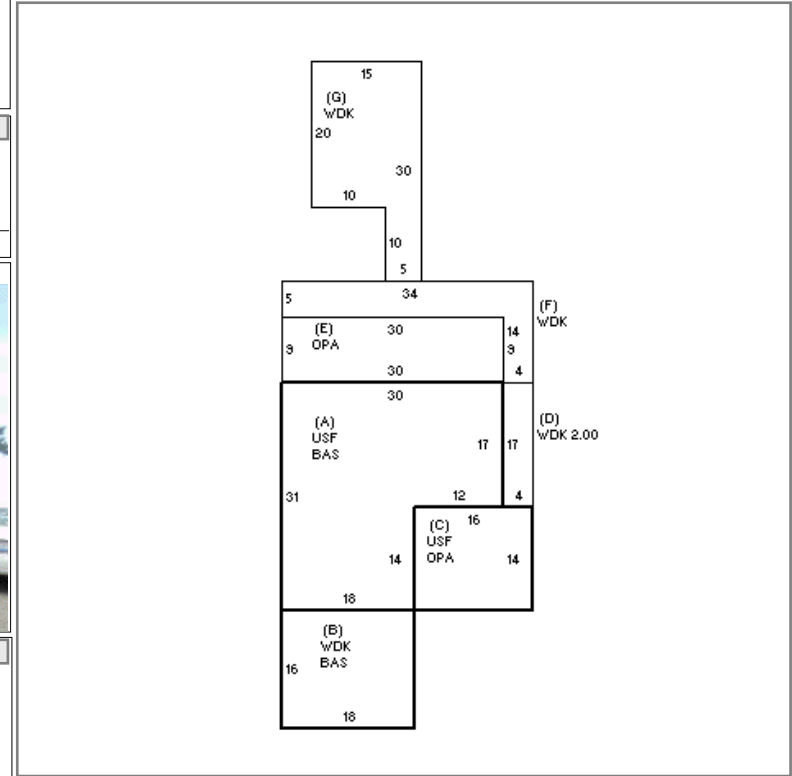
TOTAL	7,492 SF	ZONING		FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	605,100	517,700			
Infl1	FACTOR 100		BUILDING	205,200	144,800			
Infl2	PHY 100		DETACHED	3,800	6,300			
			OTHER	0	0			
			TOTAL	814,100	668,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	80 0.20 20X16		380	50.15	3,800



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	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	512,995
NET AREA	2,036	DETAIL ADJ	0.999	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,050	1910	220.76	231,799	CONDITION ELEM	CD
\$NLA(RCN)	\$252	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	986	1910	200.76	197,947	EXTERIOR	P
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	494		56.65	27,985	INTERIOR	P
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	980		42.24	41,395	KITCHEN	P
				FLOOR COVER	2	SOFTWOOD	1.00		FPL	O	FIREPLACE	1		8,594.30	8,594	BATHS	P
				INT FINISH	1	PLASTER	1.00									HEAT	
				HEATING/COOLING	13	NONE	0.85									ELECT	A
				FUEL SOURCE	99	N/A	1.00										



CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$5,275
# UNITS	1	1.00

EFF.YR/AGE	1954 / 68
COND	60 60 %
FUNC	0
ECON	0
DEPR	60 % GD 40
RCNLD	\$205,200