Key: 7342

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,018

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WIGMORE DINA & JAMES **PO BOX 74** **HUMAROCK, MA 02047**	**71-4-11-0**	**140 HUMAROCK BEACH**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WIGMORE DINA & JAMES	09/22/2004	QS	850,000	29107-281
BOWDRING JAMES C	04/05/2002	F	100	21856-159
BOWDRING NANCY & JAMES C	01/01/1968	XX		3371-661

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

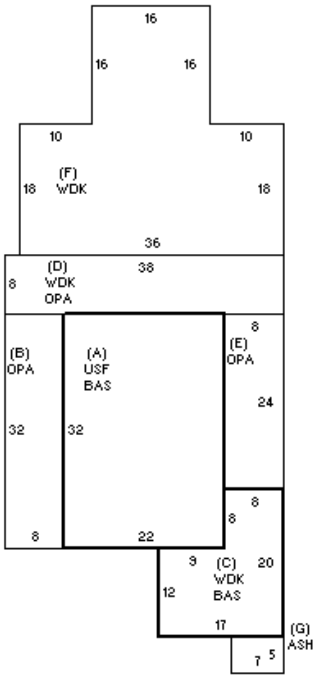
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		06/14/2023	JD	100	100
		6	CYCL GROWTH		08/20/2005	SJ	100	100
92-116	02/18/2002	3	ALTERATIONS				100	100
91-901	12/18/1991	3	ALTERATIONS				100	100

LAND

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
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	605,100	517,700
BUILDING	322,200	127,800
DETACHED	5,300	5,100
OTHER	0	0
TOTAL	**932,600**	**650,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	- 0.90	70 0.30	20X20		400	44.35	5,300

PHOTO 06/14/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/14/2023	JD
LIST	6/14/2023	EST
REVIEW	3/9/2011	ER

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,676	DETAIL ADJ	1.176
$NLA(RCN)	$300	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	4	$3,763
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	972	1910	245.42	238,550
A	USF	L	UPPER STORY FIN	704	1910	223.18	157,122
+	OPA	N	OPEN PORCH	752		51.50	38,728
+	WDK	N	WOOD DECK	1,476		38.40	56,678
G	ASH	N	ATT SHED	35		22.34	782
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	503,436

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1968 / 54	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD		$322,200