

Key: 7344

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.020

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LAND

CURRENT OWNER				PARCEL ID				LOCATION					
NASHAWATY ANDREW RICHARD PO BOX 567 HUMAROCK, MA 02047				71-4-6-0				21 CONCORD ST					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
NASHAWATY ANDREW RICHARD				11/14/2017	F	100	49173-312						
NASHAWATY RICHARD A & JUD				10/01/2015	F	-100	46110-224						
NASHAWATY RICHARD A TRUST				07/13/1998	A	10	16396-346						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	HUM 1.00	100	1.00	100	1.00	550,000	3.58	100	1.00	R08 1.25	451,490

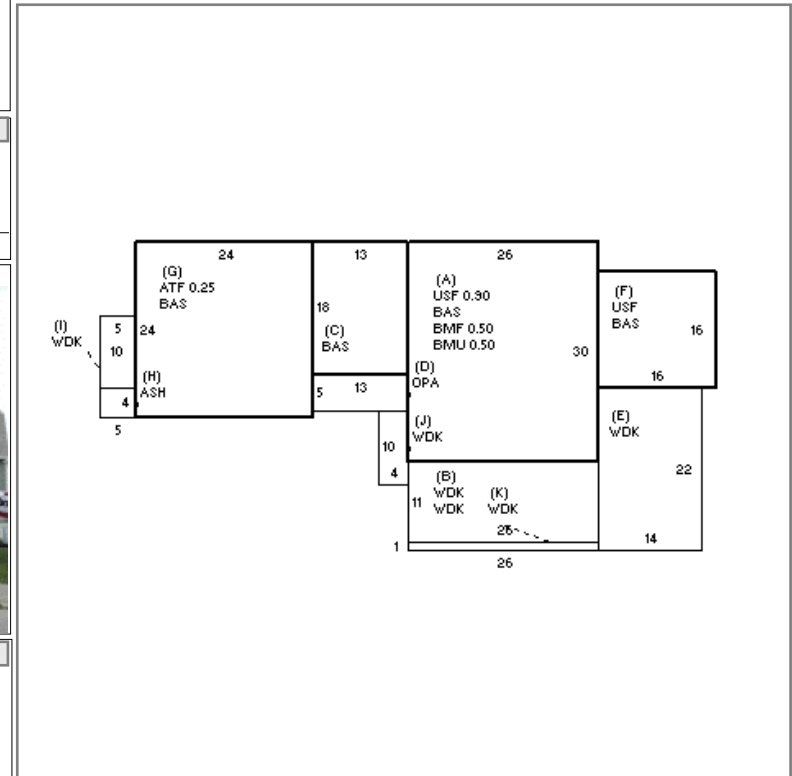
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-444	07/12/2017	3	ALTERATIONS	6,000	06/13/2018	JD	100	0
17-444	07/12/2017	3	ALTERATIONS	6,000	06/25/2019	JD	100	100
16-210	04/26/2016	3	ALTERATIONS	23,000	08/25/2016	SJ	100	100
13-311	05/24/2013	3	ALTERATIONS	60,000	09/04/2013	SJ	100	100
88-355	06/01/1988	2	ADDITIONS				100	100

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TOTAL	10,019 SF	ZONING	FRNT	292	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	451,500	410,500		
Inf1	FACTOR 100		BUILDING	564,700	530,400		
Inf2	PHY 100		DETACHED	1,900	1,800		
			OTHER	0	0		
TOTAL				1,018,100	942,700		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90 18X14		252	8.20	1,900



BUILDING	CD	ADJ	DESC	MEASURE	6/13/2018	JD
MODEL	1		RESIDENTIAL	LIST	6/25/2019	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/9/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
OUTSIDE SHOWER, Extra Sink

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YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	2,948	DETAIL ADJ	1.040
\$NLA(RCN)	\$225	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.9	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		3	1.00
# 1/2 BATHS		2	1.00
TOT FIXTURES		15	\$12,480
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	390		50.94	19,867
EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	390		71.51	27,889
ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	958	1972	179.23	171,704
ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	996		38.40	38,246
FLOOR COVER	14	COMB	1.00	+	BAS	L	BASE AREA	1,846	1972	197.09	363,827
INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	65		51.51	3,348
HEATING/COOLING	11	HW/COOL AIR	1.04	G	ATF	L	ATTIC FINISH	144	1972	127.34	18,337
FUEL SOURCE	2	GAS	1.00	H	ASH	N	ATT SHED	20		22.35	447
					F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	664,384
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2007 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$564,700