Key: 7347

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,023

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WILLIAMS PATRICIA M & THOMAS F C/O ATTORNEY THOMAS F WILLIAMS 21 MCGRATH HWY UNIT 501 QUINCY, MA 02169	71-4-10-0	139 HUMAROCK BEACH

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WILLIAMS PATRICIA M & THO	10/19/2005	QS	785,000	31553-175
WELCH JOHN E & MARGARET T	04/06/2005	F	1	30299-98
WELCH JOHN E JR	09/17/1996	QS	280,000	14656-192

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

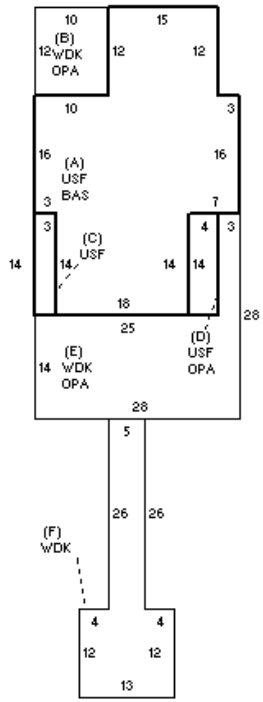
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		09/20/2006		100	100
91-933	12/27/1991	3	ALTERATIONS				100	100

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	202,200	189,900
DETACHED	8,300	7,900
OTHER	0	0
TOTAL	**815,600**	**715,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	- 0.90	50 0.50			360	46.00	8,300

PHOTO 09/18/2006

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/8/2010	PL
LIST	4/8/2010	EST
REVIEW	3/9/2011	ER

YEAR BLT	1890	SIZE ADJ	1.000
NET AREA	1,858	DETAIL ADJ	1.198
$NLA(RCN)	$302	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$6,325
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	2	CLAPBOARD	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	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	880	1890	269.18	236,880
+	OPA	N	OPEN PORCH	610		56.65	34,557
+	USF	L	UPPER STORY FIN	978	1890	244.79	239,405
+	WDK	N	WOOD DECK	840		42.24	35,482
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	561,711
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1952 / 70	
COND	64	64 %
FUNC	0	
ECON	0	
DEPR	64	% GD 36
RCNLD		$202,200