

Key: 7353

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.029

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WATTS SAMUEL L & BRIAN LINDA W S/O WATTS SAMUEL L TR & PO BOX 67 HUMAROCK, MA 02047				71-5-5-0				28 CONCORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WATTS SAMUEL L TR & WATTS SAMUEL L & BRIAN LI				07/24/2023	A	1 (135671)					
KELLEY, WILLIAM J AND MARI				09/15/1994	QS	122,500 (87010)					
				01/01/1972	QS	19,700 (C00004842)					

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 %

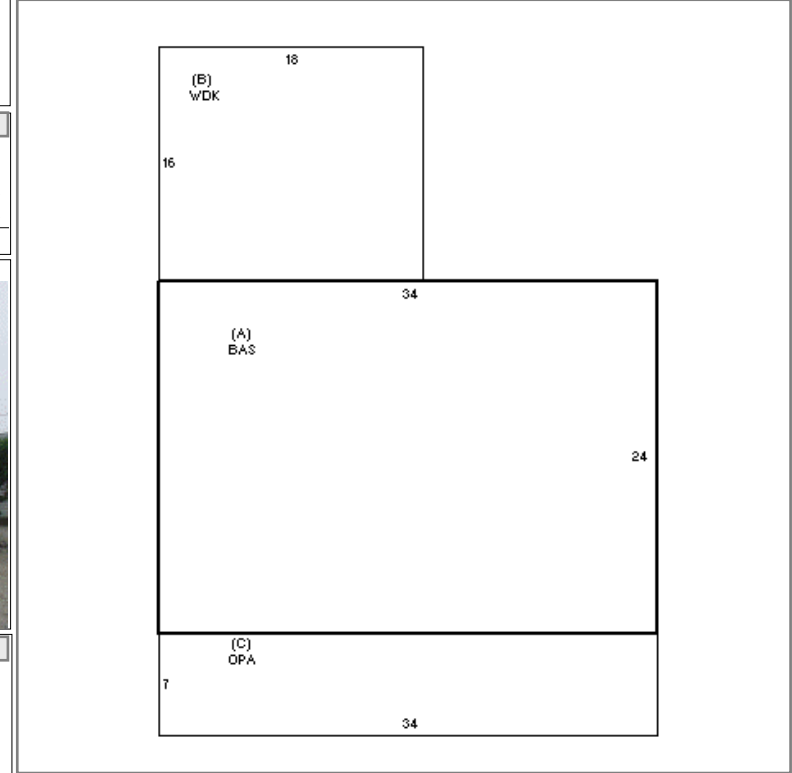
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,500	HUM 1.00	100	1.00	100	1.00	550,000	4.70	100	1.00	R08 1.25	444,900

TOTAL	7,492 SF	ZONING		FRNT	55	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	444,900	404,500		
Inf1	FACTOR 100		BUILDING	77,100	75,100			
Inf2	PHY 100		DETACHED	600	600			
			OTHER	0	0			
<b>TOTAL</b>				<b>TOTAL</b>	<b>522,600</b>	<b>480,200</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600



BLDG COMMENTS  
FY12 FR- COTT/BUNG TO RANCH



BUILDING	CD	ADJ	DESC	MEASURE	12/5/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/5/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/9/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	175,142	
NET AREA	816	DETAIL ADJ	0.686	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	816	1952	175.12	142,899	CONDITION ELEM	CD	
\$NLA(RCN)	\$215	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	WDK	N	WOOD DECK	288		38.40	11,059	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	238		51.50	12,257	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	KITCHEN		
				FLOOR COVER	14	COMB	1.00									BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	13	NONE	0.85									ELECT		
				FUEL SOURCE	8	NONE	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		5	1.00															
BEDROOMS		3	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		3	\$1,646															
# UNITS		1	1.00															
																	EFF.YR/AGE	1956 / 66
																	COND	56 56 %
																	FUNC	0
																	ECON	0
																	DEPR	56 % GD 44
																	RCNLD	\$77,100