

Key: 7356

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.032

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
COTE ARTHUR V JR & DEBRA A S/O COTE ARTHUR & DEBRA TRS 92 CROSS STREET MARSHFIELD, MA 02050				71-5-12-F				135 HUMAROCK BEACH			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COTE ARTHUR & DEBRA TRS				06/09/2023	F	100 (135484)					
COTE ARTHUR V JR & DEBRA				07/27/1995	QS	175,000 (88302)					
CRONIN TIMOTHY X				03/21/1985	XX	100 (C00070959)					

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	%
18-158	06/13/2018	3	ALTERATIONS	35,000	06/13/2018	JD	100	100
10-541	11/22/2010	3	ALTERATIONS	4,590	08/10/2011	SJ	100	100
96-230	06/01/1996	3	ALTERATIONS				100	100

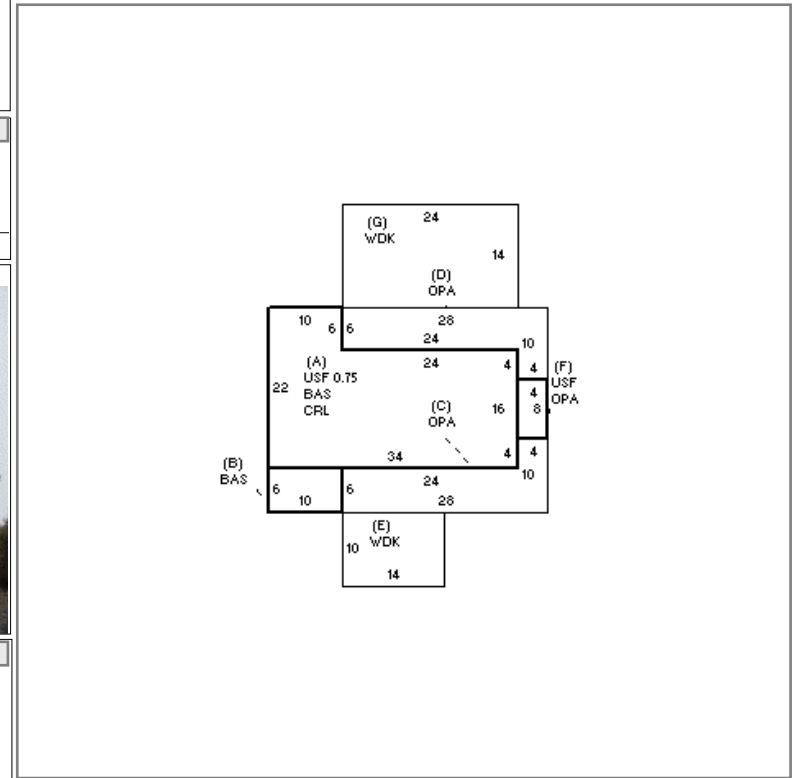
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,250	HUM 1.00	100	1.00	100	1.00	748,000	3.20	100	1.00	WF7 1.70	618,070

TOTAL	11,238 SF	ZONING	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	618,100	528,800
Inf1	FACTOR 100		BUILDING	104,200	98,500		
Inf2	PHY 100		DETACHED	17,200	16,400		
			OTHER	0	0		
					<b>TOTAL</b>	<b>739,500</b>	<b>643,700</b>

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20	10 0.90 40X20		400	47.84	17,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/8/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/8/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/9/2011	ER
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	325,490															
NET AREA	1,149	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	604		11.25	6,796																	
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	485	1920	224.84	109,048																	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	664	1920	247.24	164,169																	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	400		46.35	18,540																	
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	476		34.56	16,450																	
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		7,031.70	7,032																	
				HEATING/COOLING	99	N/A	1.00																									
				FUEL SOURCE	99	N/A	1.00																									
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