

Key: 7357

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.033

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PRINCI PETER B TR & GINA M TR 51 TURNER WAY NORWELL, MA 02061				71-5-11-0				134 HUMAROCK BEACH			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PRINCI PETER B TR & MASSEY RICHARD & MARIE				07/23/2015	QS	1,470,000	45830-55				
				05/07/2003	QS	645,000	25116-155				
YOUNG CARL J TRUSTEE				11/20/1995	F	100	13986-111				

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	%
16-445	08/18/2016	7	OTHERS		02/25/2019	JD	100	100
		7	OTHERS	115,000	08/24/2017	SJ	100	100
		1	NEW CONST		09/12/2006	SJ	5	5
04-835	12/28/2004	1	NEW CONST	285,000	08/02/2005	SJ	100	100
04-835	12/28/2004	1	NEW CONST	285,000	09/10/2010	SJ	100	100

LAND

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	748,000	4.70	100	1.00	WF7 1.70	605,060

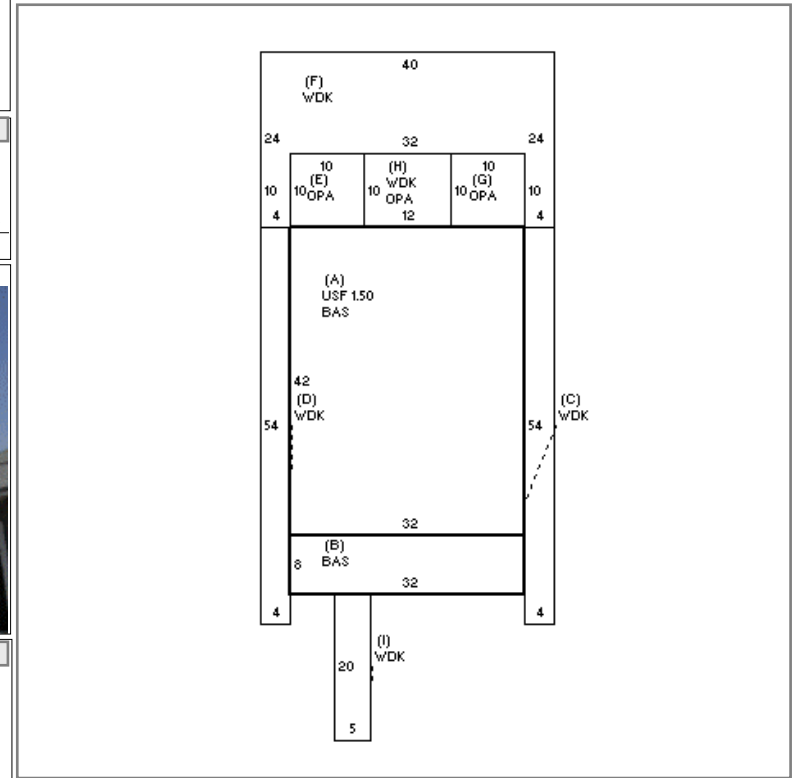
TOTAL	7,492 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	605,100	517,700		
Inf1	FACTOR 100		BUILDING	1,563,000	1,328,400		
Inf2	PHY 100		DETACHED	57,000	54,300		
			OTHER	0	0		
TOTAL				2,225,100	1,900,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GFL	E	1.80	10 0.90	20 X 18	2016	360	176.03	57,000



BUILDING	CD	ADJ	DESC	MEASURE	2/25/2019	JD
MODEL	1		RESIDENTIAL	LIST	2/25/2019	JD
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	6/30/2014	TD
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,600	2011	457.56	732,092
EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	2,016	2011	416.10	838,856
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	1,292		69.12	89,303
ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	320		92.70	29,664
FLOOR COVER	1	HARDWOOD	1.00								
INT FINISH	2	DRYWALL	1.00								
HEATING/COOLING	11	HW/COOL AIR	1.04								
FUEL SOURCE	2	GAS	1.00								



DETACHED

BUILDING

YEAR BLT	2011	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,616	DETAIL ADJ	1.375	FOUNDATION	1	PIER	0.98
\$NLA(RCN)	\$475	OVERALL	1.000	EXT COVER	4	VINYL	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH SHINGLES	1.00
				FLOOR COVER	1	HARDWOOD	1.00
				INT FINISH	2	DRYWALL	1.00
				HEATING/COOLING	11	HW/COOL AIR	1.04
				FUEL SOURCE	2	GAS	1.00

TOTAL RCN	1,717,636
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2013 / 9
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$1,563,000