

Key: 7359

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.035

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RICHARD JAMES D JR & KATE E 31 SUMMER PATH WAY PEMBROKE, MA 02359				71-5-9-0				31 LOWELL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RICHARD JAMES D JR & KATE				09/24/2021	O	1,136,800	55719-325				
VOZZELLA STANLEY C & LYNN				04/09/2012	QS	699,000	41209-69				
STADELMANN MICHAEL R &				03/19/2003	F	24523-179					

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	%
23-306	04/10/2023	3	ALTERATIONS	33,300	06/01/2023	NC	100	100
22-0440	04/29/2022	3	ALTERATIONS	76,000	06/15/2022	JD	100	70
22-0440	04/29/2022	3	ALTERATIONS	76,000	06/01/2023	NC	100	100
		7	OTHERS		09/30/2021	JD	100	100
SS14-16		5	SPLIT/SUB/LA		04/25/2013	SJ	100	100

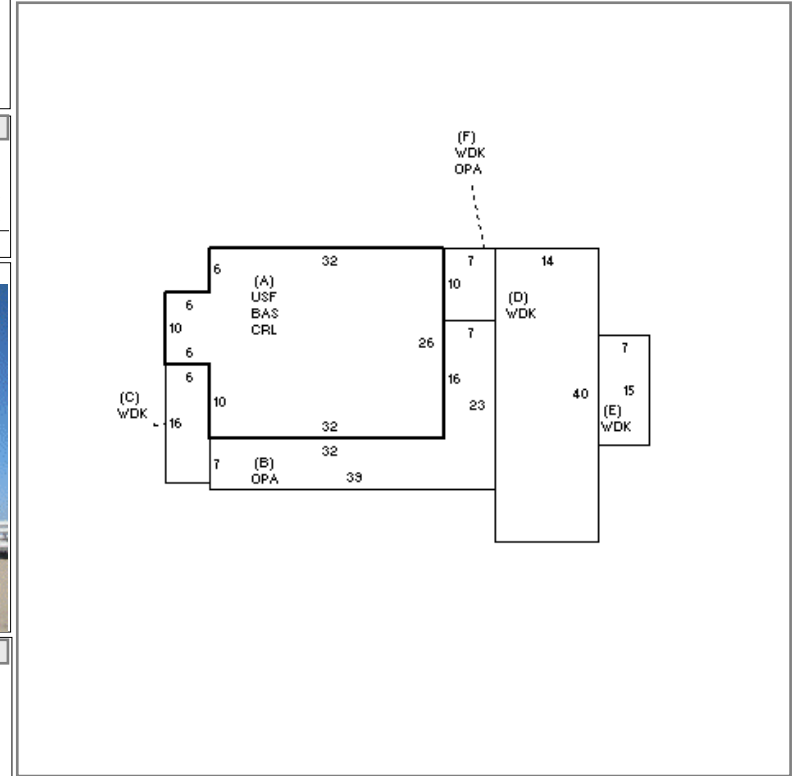
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,576 HUM	1.00	100	1.00	748,000	7.53	100	1.00	WF7	1.70	591,890

TOTAL	4,576 SF	ZONING	FRNT 144	ASSESSED	LAND 591,900	CURRENT	506,400	PREVIOUS	506,400
Ngh	HUMAROCK	NOTE NEW PLAN FOR FY 2014. LOT SUBDIVIDED	LAND	441,000	255,500	DETACHED	1,300	1,200	
Inf1	FACTOR 100		OTHER	0	0	TOTAL	1,034,200	763,100	
Inf2	PHY 100								

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	10 X 14		140	13.34	1,300



BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/5/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,784	DETAIL ADJ	1.236
\$NLA(RCN)	\$287	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	892		10.89	9,718
A	BAS	L	BASE AREA	892	1920	254.56	227,064
A	USF	L	UPPER STORY FIN	892	1920	231.49	206,490
+	OPA	N	OPEN PORCH	455		51.50	23,433
+	WDK	N	WOOD DECK	831		38.40	31,910
F21	O		FPL 2S 1OP	1		8,239.00	8,239
ODS	O		OUT DOOR SHOWER			0.00	

TOTAL RCN	512,787
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$441,000