

Key: 7360

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.036

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CURRENT OWNER				PARCEL ID				LOCATION				
RIORDAN JOHN F JR & PAMELA P 27 TROUT BROOK ROAD MILTON, MA 02186				71-6-1-0				30 LOWELL ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
RIORDAN JOHN F JR & PAMEL				02/12/1993	F	100	11646-186					
GILMAN PETER J & SANDRA L				07/07/1988	XX		8566-146					
LONG ALICE B AND JULIANO				01/01/1965	XX		3125-192					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,000	HUM 1.00	100	1.00	748,000	3.27	100	1.00	WF7	1.70	617,290

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 %
23-0724	08/16/2023	3	ALTERATIONS	12,000			0 0
03-621	10/06/2003	3	ALTERATIONS	14,000	08/26/2004	SJ	100 100
92-389	05/14/1992	3	ALTERATIONS				100 100
89-230	05/16/1989	2	ADDITIONS				100 100
89-153	04/13/1989	3	ALTERATIONS				100 100

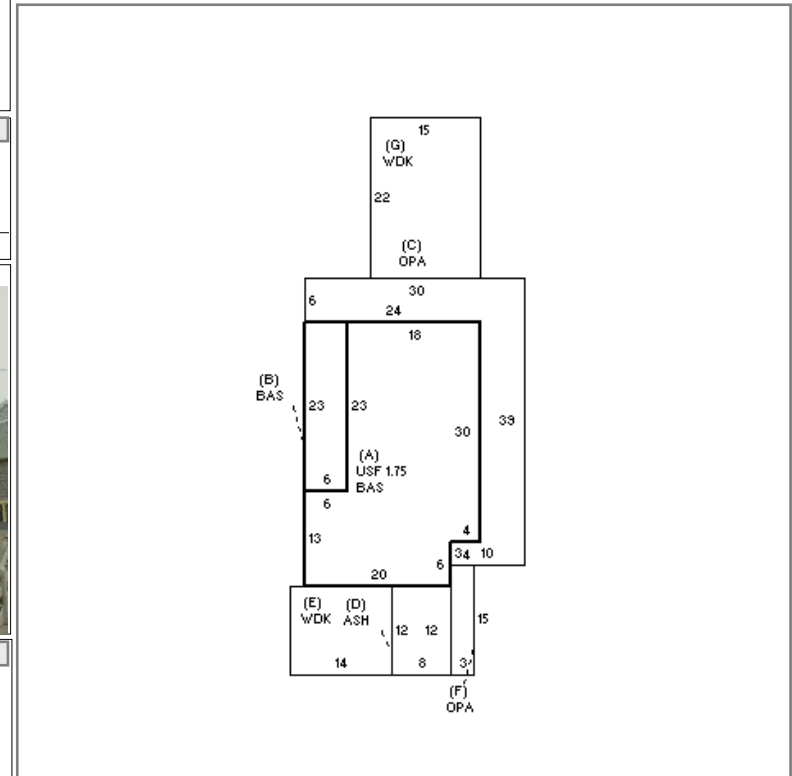
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TOTAL	11,021 SF	ZONING	FRNT	206	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E C/W 2	LAND	617,300	528,200		
Inf1	FACTOR 100		BUILDING	208,100	195,300		
Inf2	PHY 100		DETACHED	10,100	9,600		
			OTHER	0	0		
			TOTAL	835,500	733,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 50 0.50			480	41.90	10,100



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	12/5/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/5/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/9/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	577,948		
NET AREA	2,069	DETAIL ADJ	1.198	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	840	1890	263.90	221,679	CONDITION ELEM	CD		
\$NLA(RCN)	\$279	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,229	1890	239.99	294,950	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	435		56.65	24,643	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	ASH	N	ATT SHED	96		24.59	2,361	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	498		42.24	21,035	BATHS			
				INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT				
				HEATING/COOLING	2	HOT WATER	1.02								ELECT				
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1952 / 70
																		COND	64 64 %
																		FUNC	0
																		ECON	0
																		DEPR	64 % GD 36
																		RCNLD	\$208,100