

Key: 7366

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.042

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HUMAROCK 52 LLC C/O MARY LOUISE GREENE 111 PERKINS STREET JAMAICA PLAIN, MA 02130				71-6-7-0				52 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HUMAROCK 52 LLC				04/17/2019	F	1 51007-173		22-1187			
GREENE MARY L & GENS FRAN				04/17/2019	F	1 51007-170		12-466			
GREENE MARY LOUISE TR &				03/26/2014	F	100 44174-163		12-477			

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 %
22-1187	11/14/2022	3	ALTERATIONS	37,000	06/02/2023	NC	100 100
12-466	08/13/2012	3	ALTERATIONS	9,000	09/04/2013	SJ	100 100
12-477	07/24/2012	3	ALTERATIONS	18,000	09/04/2013	SJ	100 100

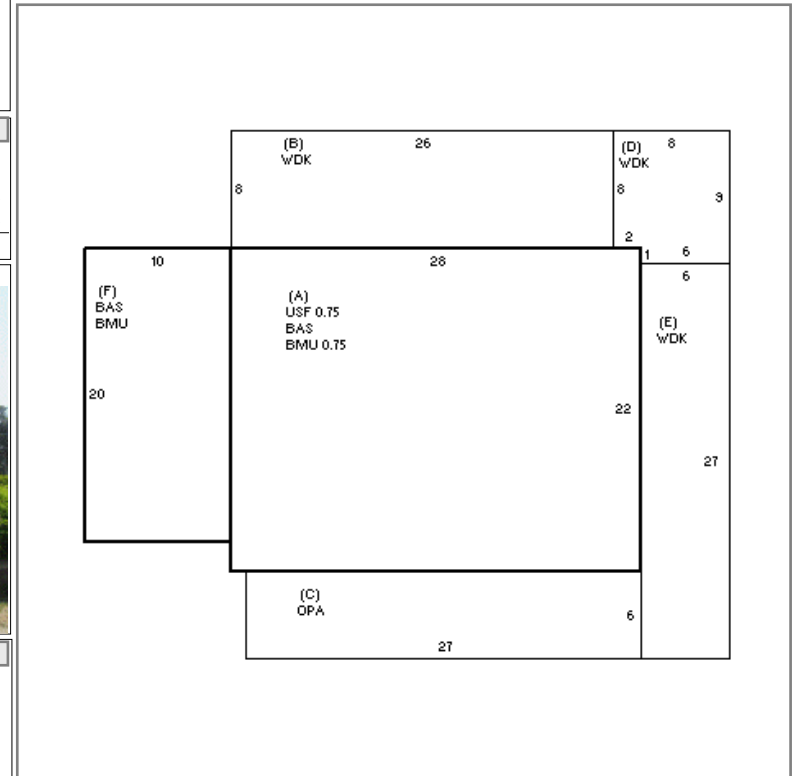
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,500	HUM 1.00	100	1.00	100	1.00	550,000	4.70	100	1.00	R08 1.25	444,900

TOTAL	7,492 SF	ZONING	FRNT	189	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	444,900	404,500		
Inf1	FACTOR 100		BUILDING	180,600	167,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	625,500	571,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	06/02/2023
BLDG COMMENTS	



BUILDING	CD	ADJ	DESC	MEASURE	9/4/2013	SJ
MODEL	1		RESIDENTIAL	LIST	6/24/2002	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/5/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1911	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	376,341		
NET AREA	1,278	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	662		54.01	35,757	CONDITION ELEM	CD		
\$NLA(RCN)	\$294	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	816	1911	244.63	199,621	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	462	1911	222.47	102,780	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	440		38.40	16,896	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	C	OPA	N	OPEN PORCH	162		51.50	8,343	BATHS			
				INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491	HEAT			
				HEATING/COOLING	99	N/A	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1960 / 62
																		COND	48 48 %
																		FUNC	4 PARTIAL HEAT
																		ECON	0
																		DEPR	52 % GD 48
																		RCNLD	\$180,600