

Key: 7367

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.043

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DEVINE JOSEPH M & ANNE A TRS C/O JOSEPH M DEVINE TR 2 NORTH STONE MILL DR DEDHAM, MA 02026				71-6-8-0				21 MANCHESTER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DEVINE JOSEPH M & ANNE A				02/04/1991	F	1 10138-223					
DEVINE JOSEPH M				01/01/1950	XX	2063-228					

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	%
95-97	03/09/1995	2	ADDITIONS				100	100
91-669	11/19/1991	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,000	HUM 1.00	100	1.00	100	1.00	550,000	2.44	100	1.00	R08 1.25	462,560

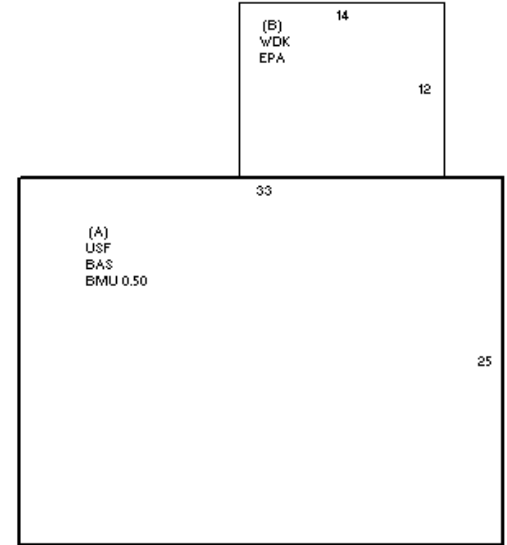
TOTAL	14,985 SF	ZONING	FRNT	96	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	462,600	420,500		
Inf1	FACTOR 100		BUILDING	325,300	293,400		
Inf2	PHY 100		DETACHED	800	800		
			OTHER	0	0		
			TOTAL	788,700	714,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		70	16.85	800



BLDG COMMENTS  
FY12 FR- COLONIAL TO CAPE

BUILDING	CD	ADJ	DESC	MEASURE	4/8/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/8/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/9/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,650	DETAIL ADJ	1.122
\$NLA(RCN)	\$286	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,962	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	413		69.47	28,689
A	BAS	L	BASE AREA	825	1950	258.35	213,137
A	USF	L	UPPER STORY FIN	825	1950	234.94	193,826
B	EPA	N	ENCLOSED PORCH	168		99.22	16,669
B	WDK	N	WOOD DECK	168		42.24	7,096
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	471,442	
CONDITION ELEM		CD
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1972 / 50	
COND	31 31 %	
FUNC	0	
ECON	0	
DEPR	31 % GD 69	
RCNLD	\$325,300	