

Key: 7371

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.047

LEGAL

LAND

DETACHED

BUILDING

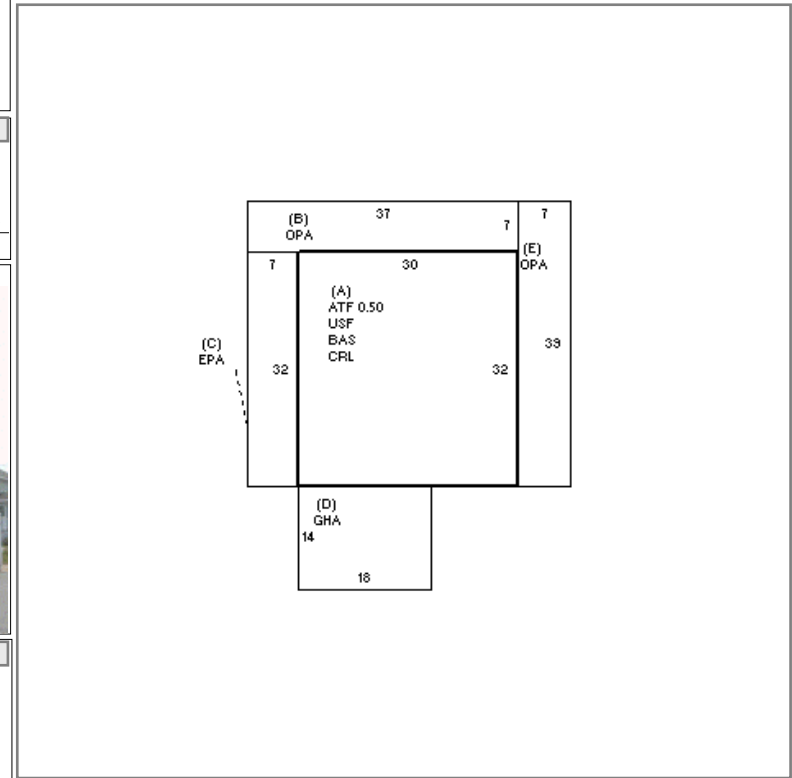
CURRENT OWNER				PARCEL ID				LOCATION			
KOCHER ROBERT W & LINDA 1880 VIRGINIA AVENUE MCLEAN, VA 22101				71-7-1-0				30 MANCHESTER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KOCHER ROBERT W & LINDA				01/14/2021	QS	850,000	54197-18				
BEGIN LEO R & CLAIRE K				06/11/1999	F	17551-67	1				
BEGIN LEO R				06/03/1981	XX	5002-173	0				

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	%
		7	OTHERS		05/02/2022	JD	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	748,000	2.44	100	1.00	WF7 1.70	629,080

TOTAL	14,985 SF	ZONING	C/W 20F	FRNT	147	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	C/W 20F	LAND	629,100	538,300		
Inf1	FACTOR 100			BUILDING	382,700	340,500		
Inf2	PHY 100			DETACHED	16,100	15,300		
				OTHER	0	0		
				TOTAL	1,027,900	894,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60 28X22		616	43.54	16,100



BUILDING	CD	ADJ	DESC	MEASURE	5/2/2022	JD
MODEL	1		RESIDENTIAL	LIST	5/2/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/9/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	598,044	
NET AREA	2,400	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	960		10.65	10,224	CONDITION ELEM	CD	
\$NLA(RCN)	\$249	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	960	1910	239.18	229,616	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	A	USF	L	UPPER STORY FIN	960	1910	217.51	208,812	INTERIOR	A
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	480	1910	154.54	74,179	KITCHEN	A		
ROOMS	10	1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	532		51.50	27,398	BATHS	A		
BEDROOMS	6	1.00	INT FINISH	1	PLASTER	1.00	C	EPA	N	ENCLOSED PORCH	224		90.20	20,205	HEAT	A		
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02	D	GHA	N	ATT GREENHOUSE	252		57.44	14,475	ELECT	A		
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1			8,239.00	8,239				
TOT FIXTURES	5	\$4,896					GEN	O	GENERATOR	1			0.00					
# UNITS	1	1.00																
																EFF.YR/AGE	1968 / 54	
																COND	36 36%	
																FUNC	0	
																ECON	0	
																DEPR	36 % GD 64	
																RCNLD	\$382,700	