

Key: 7372

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.048

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KOCHER ROBERT W & LINDA K 1880 VIRGINIA AVE MCLEAN, VA 22101				71-7-19-0				123 HUMAROCK BEACH			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KOCHER ROBERT W & LINDA K				08/02/2004	G	860,000	28791-7				
STEWART RICHARD C H & WIL				06/24/2003	A	1	25544-47				
STEWART RICHARD C TRUSTEE				03/21/1997	QS	1	15041-302				


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	%
07-361	07/09/2007	3	ALTERATIONS	160,000	08/22/2008	SJ	100	100
06-212	04/19/2006	3	ALTERATIONS	54,000	09/18/2006	SJ	100	100
05-501	08/11/2005	2	ADDITIONS	50,000	09/18/2006	SJ	100	100
91-916	12/23/1991	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,500	HUM 1.00	100	1.00	748,000	2.90	100	1.00	WF7	1.70	621,900

TOTAL	12,502 SF	ZONING	FRNT 50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E	INCLUDES 71-7-2R & 71-7-3	LAND	621,900	532,100
Inf1	FACTOR 100			BUILDING	646,500	582,400
Inf2	PHY 100			DETACHED	6,900	6,600
				OTHER	0	0
				TOTAL	1,275,300	1,121,100

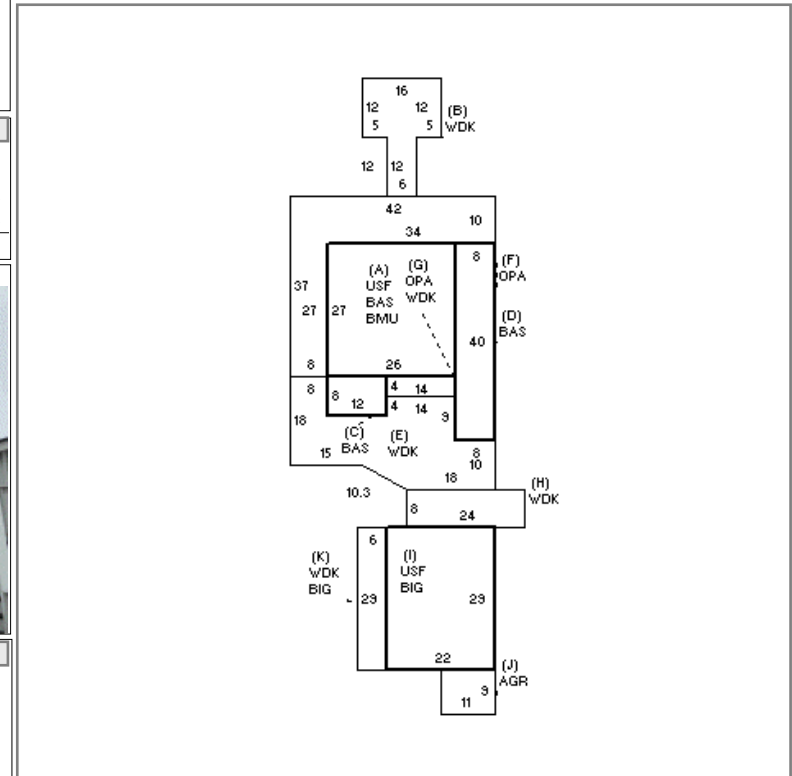
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	60 0.40		324	53.13	6,900

PHOTO 12/01/2010



BUILDING	CD	ADJ	DESC	MEASURE	10/26/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/26/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/9/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
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YEAR BLT	1931	SIZE ADJ	1.000
NET AREA	2,458	DETAIL ADJ	1.188
\$NLA(RCN)	\$351	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$6,842
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	861,941
A	BMU	N	BSMT UNFINISHED	702		63.45	44,544	CONDITION ELEM CD	
A	USF	L	UPPER STORY FIN	702	1931	252.24	177,076	EXTERIOR	
+	WDK	N	WOOD DECK	1,299		46.08	59,858	INTERIOR	
+	BAS	L	BASE AREA	1,118	1931	277.38	310,108	KITCHEN	
+	OPA	N	OPEN PORCH	692		61.80	42,766	BATHS	
+	BIG	N	BUILT-IN GARAGE	812		55.76	45,281	HEAT	
I	USF	L	UPPER STORY FIN	638	2008	252.24	160,932	ELECT	
J	AGR	N	ATT GARAGE	99		46.95	4,648		
	F21	O	FPL 2S 1OP	1		9,886.80	9,887		

EFF.YR/AGE	1990 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$646,500