

Key: 7373

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.049

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCNAMARA DEBORAH A PO BOX 372 HUMAROCK, MA 02047				71-7-18-0				23 DARTMOUTH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCNAMARA DEBORAH A				05/28/2004	G	980,000	28323-295				
TEDESCHI TERRENCE C				12/22/1986	QS		7362-343				
SULLIVAN LAWRENCE AND LIN				07/07/1982	XX	1	5172-284				

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 %
08-044		5	SPLIT/SUB		05/04/2009	SJ	100 100
90-639	01/02/2008	7	OTHERS	9,400	08/28/2008	SJ	100 100
90-639	10/17/1990	4	DEMO				100 100
90-639	10/17/1990	1	NEW CONST				100 100

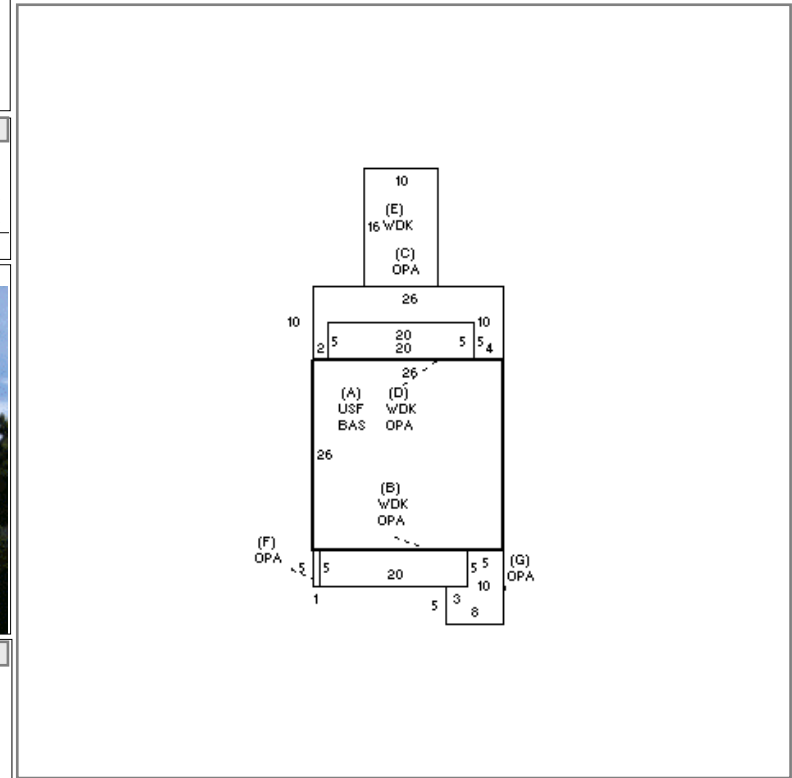
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,250	HUM	1.00	100	1.00	100	1.00	748,000	2.40	100	WF7 1.70	629,770

TOTAL	15,250 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE c/w 71-7-14/15	LAND	629,800	538,800		
Inf1	FACTOR 100		BUILDING	343,100	305,600		
Inf2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
			TOTAL	973,400	844,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		40	17.03	500



BLDG COMMENTS
FY12 FR- CONV TO CAPE



BUILDING	CD	ADJ	DESC	MEASURE	4/12/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/12/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/9/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,352	DETAIL ADJ	1.098	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	676	1990	288.86	195,270
\$NLA(RCN)	\$321	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	676	1990	262.69	177,576
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	430		61.80	26,574
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	360		46.08	16,589
				FLOOR COVER	13	COMB	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	434,328
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$343,100