

Key: 7377

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.053

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
LAUBENSTEIN CHARLES E TR PO BOX 192 HUMAROCK, MA 02047				71-7-11-0				17 DARTMOUTH ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LAUBENSTEIN CHARLES E TR				03/30/2017	F	100	48259-242					
LAUBENSTEIN CHARLES E JR				12/04/2014	F	1	45014-116					
LAUBENSTEIN CHARLES E JR				01/27/1982	QS	58,500	5106-454					
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	R08	1.25		444,900

LAND

TOTAL	7,492 SF	ZONING	FRNT	73	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	444,900	404,500
Inf1	FACTOR 100		BUILDING	463,500	412,400		
Inf2	PHY 100		DETACHED	49,100	46,800		
			OTHER	0	0		
					TOTAL	957,500	863,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	+	1.10	10 0.90	24 X 24	576	93.10	48,300
SHF	A	1.00	50 0.50	12X10	120	13.93	800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/20/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/20/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/9/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1911	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	609,901		
NET AREA	2,057	DETAIL ADJ	1.248	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,292	1911	275.21	355,566	CONDITION ELEM	CD		
\$NLA(RCN)	\$297	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	765	1911	250.27	191,457	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	520		56.65	29,458	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	377		42.24	15,925	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	BATHS	G		
				INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		1,842.50	1,843	HEAT	A		
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1991 / 31
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$463,500

