

Key: 7384

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.059

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
O'BRIEN GREGORY G & CHRISTINE PO BOX 3 24 DARTMOUTH ST HUMAROCK, MA 02047				71-8-1-0				24 DARTMOUTH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'BRIEN GREGORY G & CHRIS				06/20/1997	QS	200,000	15261-251				
MANGANO SALVATORE & ANNE				07/10/1980	XX	4849-98	4849-98				
MSGNSNO SALVATORE N				01/01/1956	XX	2435-317	2435-317				


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	%
21-1047	07/20/2021	3	ALTERATIONS	45,000	06/15/2022	JD	100	100
06-083	02/24/2006	3	ALTERATIONS	12,000	09/07/2006	SJ	100	100
05-841	12/19/2005	3	ALTERATIONS	8,000	09/07/2006	SJ	100	100

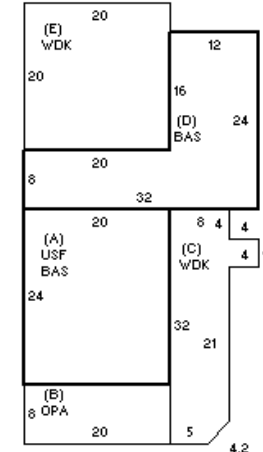
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500	HUM 1.00	100	1.00	100	1.00	594,000	4.70	100	1.00	480,490

TOTAL	7,500 SF	ZONING	FRNT	47	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E	ROW ON LAND		LAND	480,500	436,800
Infl1	FACTOR 100		BUILDING	330,900	294,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		811,400	731,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/15/2022
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2022	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%]			

YEAR BLT	1936	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,408	DETAIL ADJ	1.248	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	928	1936	298.07	276,607
\$NLA(RCN)	\$326	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	480	1936	271.06	130,109
				ROOF SHAPE	3	GAMBREL	1.00	B	OPA	N	OPEN PORCH	160		56.65	9,064
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	668		42.24	28,216
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	11	HW/COOL AIR	1.04								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	459,648
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$330,900