

Key: 7386

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.061

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
DUBOIS LORI & CAREY PATRICK 40 CENTRAL AV MARSHFIELD, MA 02050				71-8-4-0				40 CENTRAL AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DUBOIS LORI & CAREY PATRI				08/18/2011	QS	419,050	40231-231					
POWERS REALTY TRUST				03/06/2008	F	-100	35690-338					
POWERS FRANCIS R				07/15/1980	QS		4850-450					

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	%
19-630	08/26/2019	3	ALTERATIONS	50,000	08/11/2020	JD	100	100
19-231	04/09/2019	3	ALTERATIONS	41,000	06/19/2019	JD	100	90
19-231	04/09/2019	3	ALTERATIONS	41,000	08/11/2020	JD	100	100
09-089	03/23/2009	2	ADDITIONS	5,000	09/09/2009	SJ	100	100
07-665	11/14/2007	3	ALTERATIONS	45,000	08/20/2008	SJ	100	100

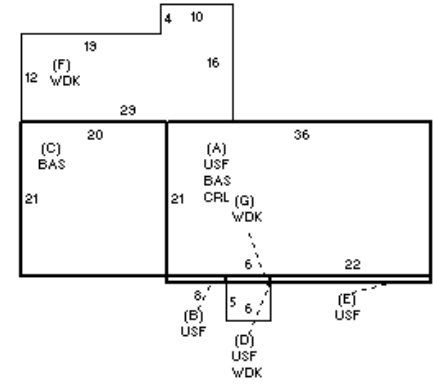
LAND

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	550,000	4.70	100	1.00	R08 1.25	444,900

TOTAL	7,500 SF	ZONING		FRNT	205	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	444,900	404,500			
Inf1	FACTOR 100		BUILDING	377,700	351,800			
Inf2	PHY 100		DETACHED	900	900			
			OTHER	0	0			
TOTAL			823,500	757,200				

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	8 X 10		80 15.97	900



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/19/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/19/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/11/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	472,120			
NET AREA	1,968	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	756		12.65	9,560	CONDITION ELEM	CD			
\$NLA(RCN)	\$240	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	792	1950	210.31	166,569	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,176	1950	231.27	271,971	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	424		42.24	17,910	KITCHEN	G			
				FLOOR COVER	14	COMB	1.00		ODS	O	OUT DOOR SHOWER	1		1,534.50	1,535	BATHS	G			
				INT FINISH	1	PLASTER	1.00									HEAT	U			
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	U			
				FUEL SOURCE	2	GAS	1.00													
																	EFF.YR/AGE	2002 / 20		
																	COND	18 18%		
																	FUNC	0		
																	ECON	0		
																	DEPR	20	% GD	80
																	RCNLD	\$377,700		