Key: 7389

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,064

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HEDBERG PETER S & LESLIE M PO BOX 4666 VINEYARD HAVEN, MA 02568	71-8-10-0	116 HUMAROCK BEACH

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HEDBERG PETER S & LESLIE	03/20/2009	A	400,000	36956-112
GIOVANUCCI RICHARD F TR	03/20/2009	F	-100	36956-105
GIOVANUCCI RICHARD F	01/01/1976	QS		4107-401

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

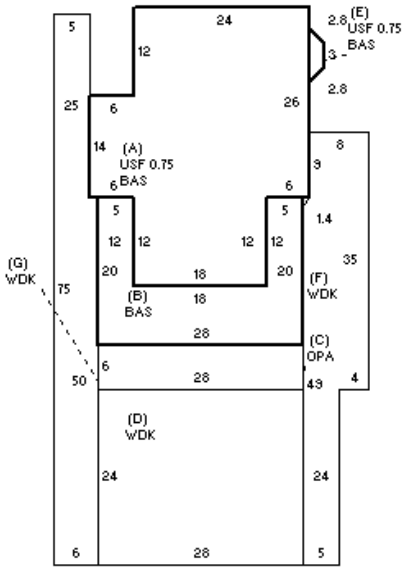
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		06/14/2023	JD	100	100
92-52	01/21/1992	3	ALTERATIONS				100	100

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	748,000	4.70	100 1.00	WF7 1.70			605,060

TOTAL	7,500 SF	ZONING		FRNT	50
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	605,100	517,700
BUILDING	242,200	139,500
DETACHED	1,900	1,100
OTHER	0	0
TOTAL	**849,200**	**658,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	16X12		192	12.38	1,900

PHOTO 06/14/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/14/2023	JD
LIST	6/14/2023	EST
REVIEW	3/9/2011	ER

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,979	DETAIL ADJ	0.999
$NLA(RCN)	$235	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,996
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.85
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,278	1910	201.74	257,829
+	USF	L	UPPER STORY FIN	701	1910	183.47	128,609
C	OPA	N	OPEN PORCH	168		51.50	8,652
+	WDK	N	WOOD DECK	1,523		38.40	58,483
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	465,808
CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	
ELECT	A

EFF.YR/AGE	1960 / 62	
COND	48	48 %
FUNC	0	
ECON	0	
DEPR	48	% GD 52
RCNLD		$242,200