

Key: 7391

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.066

LEGAL

LAND

DETACHED

BUILDING

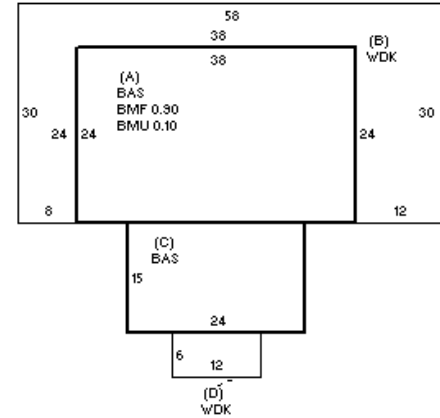
CURRENT OWNER				PARCEL ID				LOCATION			
MANDEVILLE JAMES L TR P. O. BOX 415 HUMAROCK, MA 02047				71-8-7-0				15 WEBSTER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MANDEVILLE JAMES L TR				04/06/2022	F	10	56655-312				
MANDEVILLE JAMES &				06/26/1998	O	187,000	16339-121				
LEAHY R J JR & CAROLYN P				04/14/1993	XX		11775-194				

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	%
	06/01/2022	7	OTHERS		06/12/2023	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	HUM	1.00	100	1.00	100	1.00	1.35	WV3		499,560

TOTAL	15,000 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	499,600	454,200
Inf1	FACTOR 100		BUILDING	255,600	220,100		
Inf2	PHY 100		DETACHED	1,900	0		
			OTHER	0	0		
					TOTAL	757,100	674,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90 16X16		256	8.17	1,900



BUILDING	CD	ADJ	DESC	MEASURE	6/12/2023	JD
MODEL	1		RESIDENTIAL	LIST	6/12/2023	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/8/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	336,321		
NET AREA	1,272	DETAIL ADJ	0.841	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	91		48.46	4,410	CONDITION ELEM	CD		
\$NLA(RCN)	\$264	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	821		68.02	55,848	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	900		38.40	34,560	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,272	1970	187.39	238,357	KITCHEN	G		
				FLOOR COVER	14	COMB	1.00		ODS	O	OUT DOOR SHOWER	1		1,128.00	1,128	BATHS	G		
				INT FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOLING	5	ELECTRIC BB	0.99									ELECT	A		
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	1991 / 31
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$255,600