

Key: 7402

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.078

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GRAFFEO MICHAEL T & MARY E P O BOX 621 HUMAROCK, MA 02047				72-13-1-0				5 OLIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GRAFFEO MICHAEL T & MARY				11/15/1999	F	90,000		(96513)			
GRAFFEO M J, M E, P A				07/07/1992	QS	160,750		(C00083248)			
AHEARN, HELEN J.				11/09/1990	XX			(C00080846)			

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	%
01-463.1		2	ADDITIONS	65,000	08/04/2005	SJ	100	100
01-463	03/13/2002	2	ADDITIONS		08/26/2004	SJ	0	0
94-638	08/21/2001	3	ALTERATIONS				100	100
	12/21/1994	2	ADDITIONS				100	100
		3	ALTERATIONS				100	100

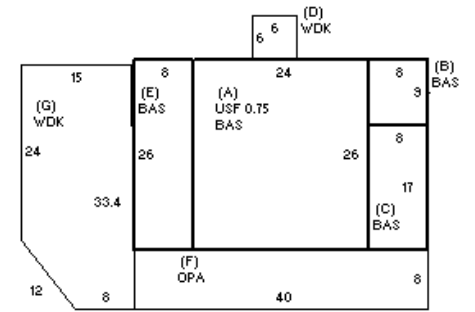
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,600	HUM 1.00	100	1.00	100	1.00	638,000	3.11	100	1.00	RF2 1.45	528,110

TOTAL	11,587 SF	ZONING	FRNT	42	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	528,100	480,100		
Inf1	FACTOR 100		BUILDING	282,100	254,600		
Inf2	PHY 100		DETACHED	17,700	16,900		
			OTHER	0	0		
			TOTAL	827,900	751,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		10	17.03	100
PPD	A	1.00	50 0.50	40X4	160	220.55	17,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/12/2010	SJ
MODEL	1		RESIDENTIAL	LIST	4/12/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/8/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	408,775		
NET AREA	1,508	DETAIL ADJ	1.176	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,040	1940	251.12	261,168	CONDITION ELEM	CD		
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	468	1940	228.37	106,877	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	509		38.40	19,546	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	F	OPA	N	OPEN PORCH	320		51.50	16,480	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1972 / 50
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$282,100