

Key: 7406

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.082

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ZARELLA JOHN, ZARELLA JAY, MONGELLI JOAN, JOHNSON JULIE PO BOX 129 HUMAROCK, MA 02047				72-13-5-0				8 PALFREY ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ZARELLA JOHN, ZARELLA JAY				02/15/2011	H		(112063)				
ZARELLA EUGENE LE, ETAL				06/05/2008	F		1 (112063)				
ZARELLA EUGENE J				06/29/2007	F		1 (110730)				

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	%
07-189		3	ALTERATIONS	18,500	09/12/2007	SJ	100	100
92-835	11/17/1992	6	CYCL GROWTH		08/03/2005	SJ	100	100
		3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,480 HUM	1.00	100	1.00	638,000	3.42	100	1.00	RF2	1.45	525,080

TOTAL	10,480 SF	ZONING		FRNT	125	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	525,100	477,300			
Inf1	FACTOR 100		BUILDING	251,100	233,500			
Inf2	PHY 100		DETACHED	33,000	31,500			
			OTHER	0	0			
			<b>TOTAL</b>	<b>809,200</b>	<b>742,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	A	1.00	20 0.80 50X4	1996	200	206.47	33,000



BLDG COMMENTS	
---------------	--

BUILDING	CD	ADJ	DESC	MEASURE	10/13/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/15/2013	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/8/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	2,036	DETAIL ADJ	1.140	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,024	1940	251.92	257,965	
\$NLA(RCN)	\$280	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,012	1940	229.09	231,843	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	484	55.74	26,980	
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	1.00	C	ATU	N	ATTIC UNF	104		40.70	4,233	
ROOMS	8	1.00	FLOOR COVER	2	SOFTWOOD	1.00	1.00	F	OPA	N	OPEN PORCH	207		56.65	11,727	
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	1.00	+	ASH	N	ATT SHED	75		24.58	1,844	
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00	1.00	E	EPA	N	ENCLOSED PORCH	130		99.22	12,899	
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00	1.00	G	WDK	N	WOOD DECK	190		42.24	8,026	
TOT FIXTURES	6	\$6,019							F21	O	FPL 2S 1OP	1		9,062.90	9,063	
# UNITS	1	1.00														

TOTAL RCN	570,598
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$251,100

