

Key: 7428

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.103

LEGALS

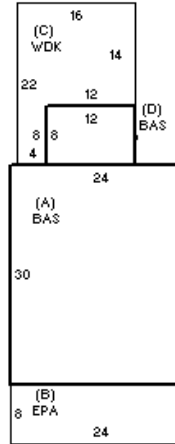
CURRENT OWNER				PARCEL ID				LOCATION				
MALAGODI WILLIAM C & KELLY J PO BOX 310 HUMAROCK, MA 02047				72-15-18-0				20 BRUNSWICK ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MALAGODI WILLIAM C & KELL				12/14/2016	U	230,000	(124521)					
LEONARD PETER & ALICE				12/12/2000	F	49,000	(89422)					
LABOSSIER JANE ET AL				04/08/1996	A	22,500	(C00089422)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,600	HUM	1.00	100	1.00	100	1.00	R08	1.25		438,960

LAND

TOTAL	5,600 SF	ZONING		FRNT	90	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	439,000	399,100		
Inf1	FACTOR 100		BUILDING	118,100	110,000			
Inf2	PHY 100		DETACHED	900	900			
			OTHER	0	0			
				TOTAL	558,000	510,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 9 X 9		81	15.89	900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	6	0.85	COTT/BUNGALOW [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	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	184,560	
NET AREA	816	DETAIL ADJ	0.708	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	816	1948	180.74	147,482	CONDITION ELEM CD		
\$NLA(RCN)	\$226	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	EPA	N	ENCLOSED PORCH	192		90.20	17,318	EXTERIOR	A	
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	256		38.40	9,830	INTERIOR	A	
STORIES	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	KITCHEN	A		
ROOMS	4	1.00	FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUT DOOR SHOWER	1		950.00	950	BATHS	A		
BEDROOMS	2	1.00	INT FINISH	1	PLASTER	1.00									HEAT	A		
BATHROOMS	1	1.00	HEATING/COOLING	13	NONE	0.85									ELECT	A		
# 1/2 BATHS	0	1.00	FUEL SOURCE	8	NONE	1.00									EFF.YR/AGE 1968 / 54			
TOT FIXTURES	3	\$1,699																
# UNITS	1	1.00																
																COND	36	36 %
																FUNC	0	
																ECON	0	
																DEPR	36	% GD 64
																RCNLD	\$118,100	