

Key: 7437

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.112

LEGAL

LAND

DETAILED

BUILDING

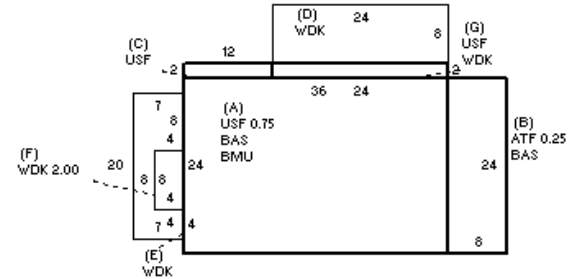
CURRENT OWNER				PARCEL ID				LOCATION			
ROCHE CHRISTOPHER M 22 RIVER ST MARSHFIELD, MA 02050				72-16-8-0				22 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ROCHE CHRISTOPHER M				05/01/2013	F	1 (118913)					
ROCHE DONALD J & VIRGINIA				01/01/1978	QS	(58240)					
MEARN,ROBERT G AND CHRIST				01/01/1950	XX	(C00013885)					

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	%
19-679	09/11/2019	3	ALTERATIONS	4,742	08/13/2020	JD	100	100
98-568	11/05/1998	3	ALTERATIONS				100	100
98-318	07/02/1998	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,600	HUM	1.00	100	1.00	100	1.00	R08	1.25		438,960

TOTAL	5,600 SF	ZONING	FRNT	155	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	439,000	399,100		
Infl1	FACTOR 100		BUILDING	321,900	286,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	760,900	685,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/13/2020	JD
MODEL	1		RESIDENTIAL	LIST	8/13/2020	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/8/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	502,956		
NET AREA	1,824	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		54.18	46,814	CONDITION ELEM	CD		
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,056	1950	248.18	262,079	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	ATF	L	ATTIC FINISH	48	1950	160.35	7,697	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	720	1950	225.69	162,500	KITCHEN	A		
				FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	412		42.24	17,403	BATHS	A		
				INT FINISH	1	PLASTER	1.00	ODS	O	O	OUT DOOR SHOWER	1		1,623.60	1,624	BATHS	A		
				HEATING/COOLING	1	FORCED AIR	1.00									HEAT	A		
				FUEL SOURCE	2	GAS	1.00									ELECT	A		
																		EFF.YR/AGE	1968 / 54
																		COND	36 36 %
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$321,900