

Key: 7440

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.115

LEGAL

LAND

DETACHED

BUILDING

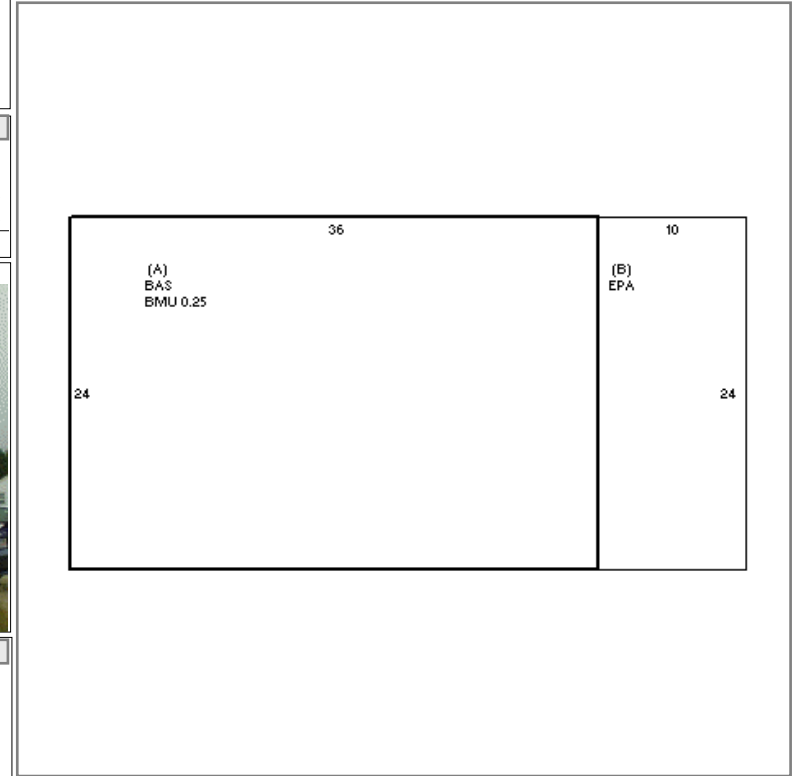
CURRENT OWNER				PARCEL ID				LOCATION			
HILL DAVID E & DIANE M TRS 612 NORTH ELM STREET WEST BRIDGEWATER, MA 02379				72-16-11-0				12 POSTSCRIPT LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HILL DAVID E & DIANE M TR				12/06/2021	F	100	(133136)				
HILL DAVID E & DIANE				03/25/2016	QS	339,000	(123199)				
POITRAS MARY P				07/18/2008	F	-100	(112237)				

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	%

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	550,000	6.21	100	1.00	R08 1.25	438,960

TOTAL	5,600 SF	ZONING		FRNT	79	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	439,000	399,100		
Inf1	FACTOR 100		BUILDING	130,400	120,000			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	569,400	519,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/21/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/21/2010	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
FY12 FR- COTT TO RANCH

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	224,805	
NET AREA	864	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	216		63.15	13,640	CONDITION ELEM	CD	
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	864	1954	216.94	187,436	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	240		90.20	21,648	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN		
				FLOOR COVER	14	COMB	1.00									BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		5	1.00															
BEDROOMS		3	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		3	\$2,081															
# UNITS		1	1.00															
																	EFF.YR/AGE	1965 / 57
																	COND	42 42 %
																	FUNC	0
																	ECON	0
																	DEPR	42 % GD 58
																	RCNLD	\$130,400