

Key: 7442

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.117

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
SKOLNICK ROBERT L TR & MICHELE R TR PO BOX 271 HUMAROCK, MA 02047				72-16-13-0				4 POSTSCRIPT LN					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				SKOLNICK ROBERT L TR & SKOLNICK MICHELE R				01/19/2022	F	100 (133340)			
DITULLIO ROBERT A & NORMA				12/31/2012	F	100 (118489)							
				05/20/2011	U	320,000 (116040)							

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	%
18-542	08/20/2018	1	NEW CONST	650,000	06/04/2019	TCK	100	90
18-542	08/20/2018	1	NEW CONST	650,000	08/13/2020	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,435 HUM	1.00	100	1.00	100	1.00	638,000	4.74	100	1.00	RF2 1.45	515,860

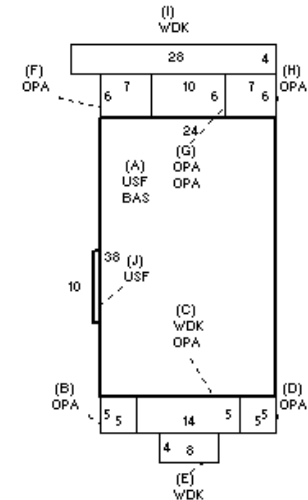
TOTAL	7,435 SF	ZONING	FRNT	96	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	515,900	469,000		
Inf1	FACTOR 100		BUILDING	706,000	626,800		
Inf2	PHY 100		DETACHED	76,100	72,500		
			OTHER	0	0		
			TOTAL	1,298,000	1,168,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	A	1.00	10 0.90 4 X 122	2019	488	173.25	76,100



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/4/2019	TCK
MODEL	1		RESIDENTIAL	LIST	6/4/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/13/2020	JD
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LOADING

YEAR BLT	2019	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	727,862		
NET AREA	1,834	DETAIL ADJ	1.009	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	912	2019	372.13	339,386	CONDITION ELEM	CD		
\$NLA(RCN)	\$397	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	OPA	N	OPEN PORCH	324		92.70	30,035	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	214		69.12	14,792	INTERIOR	A		
				ROOF COVER	9	OTHER	1.00	+	USF	L	UPPER STORY FIN	922	2019	338.42	312,021	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00		GEN	O	GENERATOR	1		0.00		BATHS	A		
				INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	2		10,001.70	20,003	BATHS	A		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									HEAT	A		
				FUEL SOURCE	2	GAS	1.00									ELECT	A		
																		EFF.YR/AGE	2019 / 3
																		COND	3 3 %
																		FUNC	0
																		ECON	0
																		DEPR	3 % GD 97
																		RCNLD	\$706,000