

Key: 7443

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.118

LEGAL

LAND

DETACHED

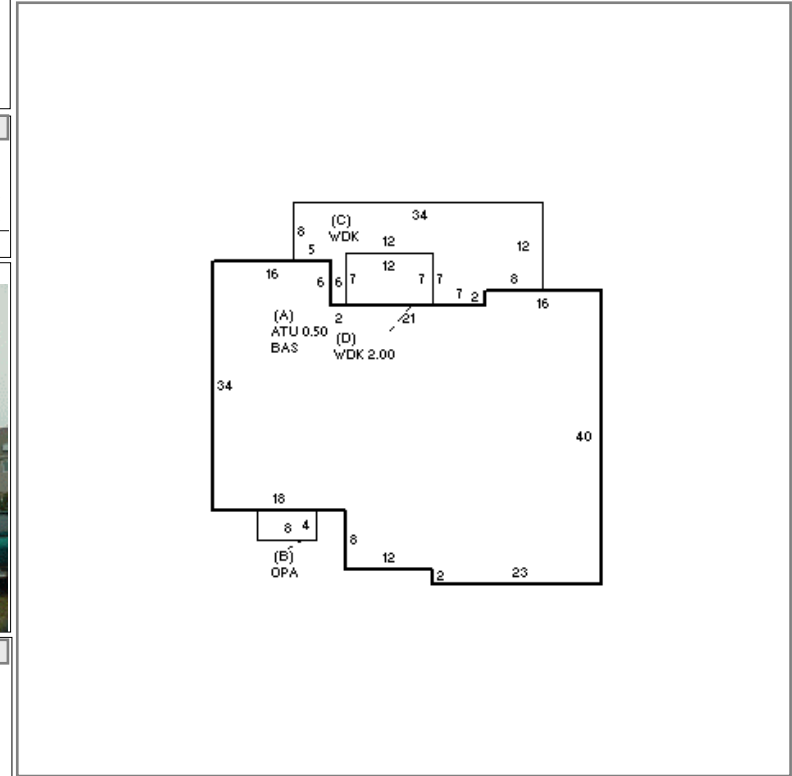
BUILDING

CURRENT OWNER		PARCEL ID		LOCATION									
RICCI CHRISTOPHER PO BOX 170 HUMAROCK, MA 02047		72-16-14-0		7 POSTSCRIPT LN									
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)								
RICCI CHRISTOPHER		04/16/1996	H	107,000	(70100)								
WINCH HELEN		01/01/1981	XX		P0013-1312								
WINCH HELEN		01/01/1944	XX		1841-107								
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	16,080	HUM 1.00	100	1.00	100	1.00	606,100	2.29	95	0.95	RF2 1.45	512,140

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	%
97-609	10/01/1997	4	DEMO				100	100
97-609	10/01/1997	1	NEW CONST				100	100

TOTAL	16,080 SF	ZONING	FRNT	192	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE C/W 15 16	LAND	512,100	465,600		
Inf1	FACTOR 100		BUILDING	385,300	347,200		
Inf2	PHY 100		DETACHED	8,800	8,400		
			OTHER	0	0		
			TOTAL	906,200	821,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 50 0.50			396	44.51	8,800



BUILDING	CD	ADJ	DESC	MEASURE	4/21/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/21/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/8/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	494,030		
NET AREA	1,938	DETAIL ADJ	1.098	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	1,938	1999	222.66	431,521	CONDITION ELEM	CD		
\$NLA(RCN)	\$255	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATU	N	ATTIC UNF	969		37.00	35,853	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	32		51.50	1,648	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	514		38.40	19,738	KITCHEN			
				FLOOR COVER	13	COMB	1.00									BATHS			
				INT FINISH	2	DRYWALL	1.00									HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1999 / 23
STORIES		1.5	1.00															COND	20 20 %
ROOMS		5	1.00															FUNC	0
BEDROOMS		2	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	22 % GD 78
# 1/2 BATHS		0	1.00															RCNLD	\$385,300
TOT FIXTURES		6	\$5,270																
# UNITS		1	1.00																