Key: 7447

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,122

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCDONOUGH MARK F & DONNA L PO BOX 452 HUMAROCK, MA 02047	72-16-17-0	12 REVERE ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCDONOUGH MARK F & DONNA	06/27/2018	QS	500,000	(127030)
MAHONEY NANCY, KIBBEE GRA	12/03/2014	H	1	(121321)
POMPEO C PETER & LILLIAN	01/01/1974	QS		(50517)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

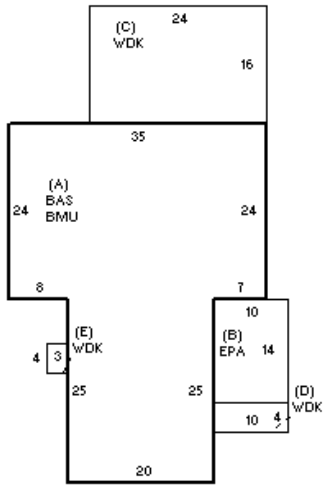
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,200	HUM 1.00	100 1.00	100 1.00	550,000	3.21	100 1.00	R08 1.25			454,350

TOTAL	11,200 SF	ZONING		FRNT	172
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	454,400	413,000
BUILDING	241,300	214,600
DETACHED	0	0
OTHER	0	0
TOTAL	**695,700**	**627,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/12/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/24/2010	PL
LIST	5/24/2010	EST
REVIEW	9/12/2019	JD

YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	1,340	DETAIL ADJ	0.841
$NLA(RCN)	$254	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,037
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,340		43.74	58,614
A	BAS	L	BASE AREA	1,340	1975	184.91	247,774
B	EPA	N	ENCLOSED PORCH	140		90.20	12,628
+	WDK	N	WOOD DECK	436		38.40	16,742

TOTAL RCN	339,795

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1975 / 47	
COND	29	29 %
FUNC	0	
ECON	0	
DEPR	29	% GD 71
RCNLD		$241,300