

Key: 7450

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.124

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DYNAMIC PLANET, LLC C/O JAMES KENNEY 1331 BEDFORD DR. #103 MELBOURNE, FL 32940				72-17-1-0				7 REVERSE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DYNAMIC PLANET, LLC				03/09/2011	H	320,000		39735-237			
CAMUTI RANI A.				07/30/2001	F			20270-334			
SMITH ROBERT E & ELEANOR				06/17/1982	XX			5162-386			

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	%
23-0696	08/10/2023	1	NEW CONST	400,000				0
		7	OTHERS		06/13/2023	JD	100	100
90-368	06/28/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	HUM	1.00	100	1.00	100	1.00	1.00	RF2	1.45	523,730

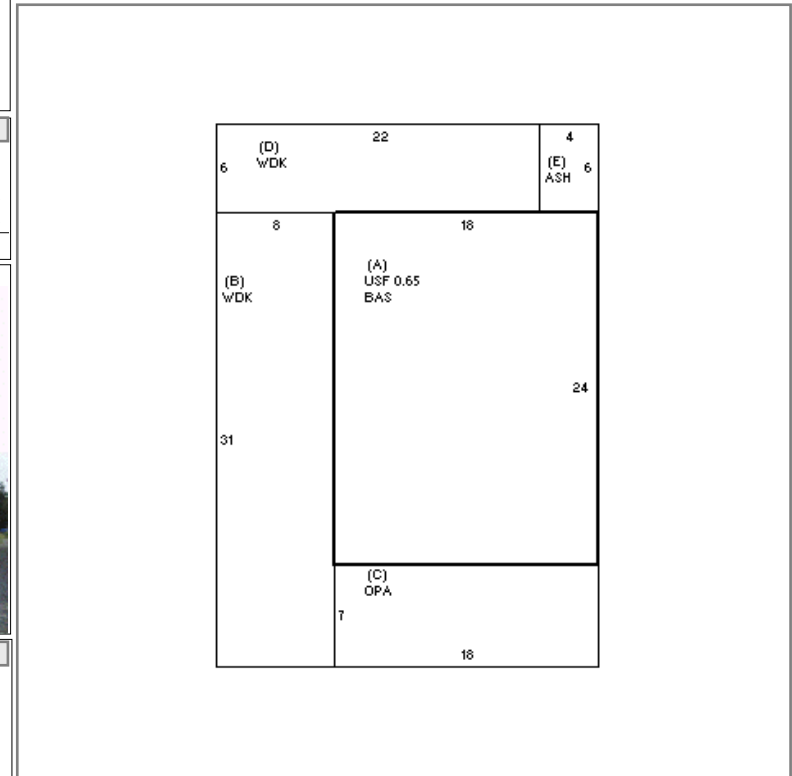
TOTAL	10,019 SF	ZONING	FRNT	118	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	523,700	476,100
Infl1	FACTOR 100		BUILDING	71,300	56,200		
Infl2	PHY 100		DETACHED	1,400	0		
			OTHER	0	0		
			TOTAL		596,400	532,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 20X9		180	12.55	1,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/13/2023	JD
MODEL	1		RESIDENTIAL	LIST	6/13/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/8/2011	ER
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1902	SIZE ADJ	1.000
NET AREA	713	DETAIL ADJ	0.999
\$NLA(RCN)	\$263	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.65	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		3	\$2,158
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.85
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	432	1902	241.46	104,312
A	USF	L	UPPER STORY FIN	281	1902	219.58	61,703
+	WDK	N	WOOD DECK	380		34.56	13,133
C	OPA	N	OPEN PORCH	126		46.35	5,840
E	ASH	N	ATT SHED	24		20.10	482

TOTAL RCN	187,628
CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	
ELECT	O
EFF.YR/AGE	1953 / 69
COND	62 62 %
FUNC	0
ECON	0
DEPR	62 % GD 38
RCNLD	\$71,300