

Key: 7456

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.130

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LUCENTA DENNIS A & AMY 21 LIBERTY ST NATICK, MA 01760				72-17-10-0				12 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LUCENTA DENNIS A & AMY				12/30/2021	QS	656,100	(133258)				
COHEN DONNA M TR				11/18/2010	F	1	(115399)				
SLATTERY JOSEPH JR				01/01/1984	QS		(69857)				

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	%
		7	OTHERS		06/15/2022	JD	100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,600	HUM	1.00	100	1.00	100	1.00	R08	1.25		438,960

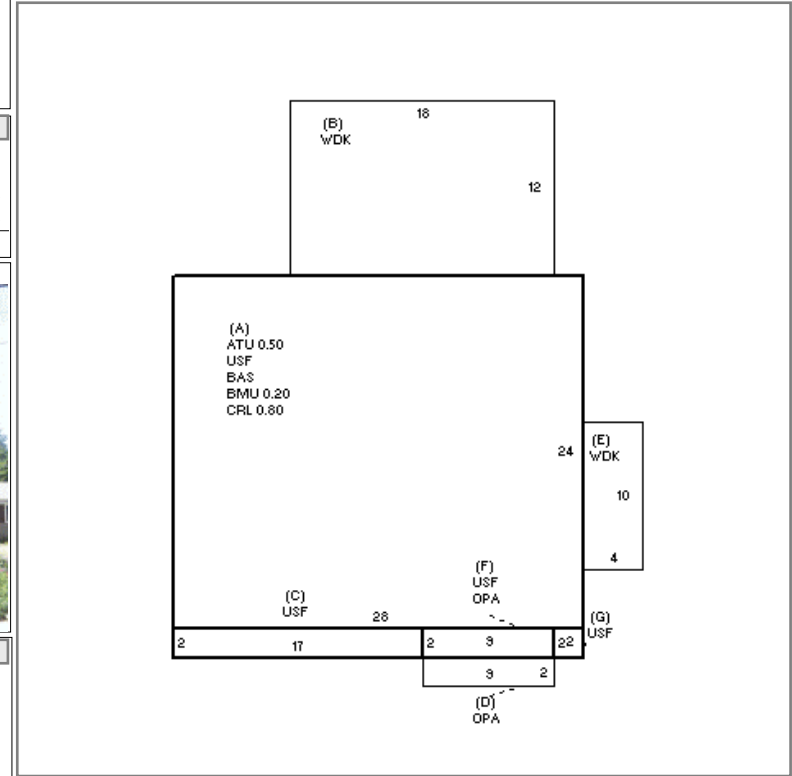
TOTAL	5,600 SF	ZONING		FRNT	165	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	439,000	399,100			
Infl1	FACTOR 100		BUILDING	248,100	220,800			
Infl2	PHY 100		DETACHED	1,200	1,100			
			OTHER	0	0			
			TOTAL	688,300	621,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	10 X 12	120	13.93	1,200



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	5/9/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,400	DETAIL ADJ	1.224
\$NLA(RCN)	\$286	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$5,875	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	538		11.99	6,453
EXT COVER	1	WD SHINGLES	1.00	A	BMU	N	BSMT UNFINISHED	134		53.72	7,198
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	672	1940	266.02	178,764
ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	336		37.00	12,432
FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	256		38.40	9,830
INT FINISH	1	PLASTER	1.00	+	USF	L	UPPER STORY FIN	728	1940	241.91	176,114
HEATING/COOLING	2	HOT WATER	1.02	+	OPA	N	OPEN PORCH	36		51.50	1,854
FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		1,642.00	1,642

TOTAL RCN	400,162
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1967 / 55
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$248,100