

Key: 7466

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.140

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MONAHAN JOHN M PO BOX 77 HUMAROCK, MA 02047				72-1-2-0				20 WEBSTER ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MONAHAN JOHN M				04/01/2016	QS	550,000	46763-97					
DAVIS MARK A				10/14/2015	F	100	46153-326					
DAVIS MARK A &				06/27/2013	F	100	43268-181					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500	HUM	1.00	100	1.00	100	1.00	1.00	WV3	1.35	480,490

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-075	02/20/2013	3	ALTERATIONS	8,000	09/04/2013	SJ	100	100
11-121	01/13/2011	3	ALTERATIONS	75,000	08/10/2011	SJ	100	100
11-121	01/13/2011	3	ALTERATIONS	75,000	09/06/2012	SJ	100	100
97-166	04/01/1997	3	ALTERATIONS				100	100
88-723	12/01/1988	3	ALTERATIONS				100	100

LAND

TOTAL	7,500 SF	ZONING	FRNT	101	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	480,500	436,800
Inf1	FACTOR 100		BUILDING	343,000	305,300		
Inf2	PHY 100		DETACHED	400	300		
			OTHER	0	0		
			TOTAL		823,900	742,400	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	30 0.70		30	17.03	400	09/23/2003



BUILDING	CD	ADJ	DESC	MEASURE	2/20/2013
MODEL	1		RESIDENTIAL	LIST	
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/8/2011
QUALITY	A	1.00	AVERAGE [100%]		ER
FRAME	1	1.00	WOOD FRAME [100%]		

BUILDING

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	535,959
NET AREA	2,140	DETAIL ADJ	1.185	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	1,223	1910	235.81	288,395	CONDITION ELEM	CD
\$NLA(RCN)	\$250	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	917	1910	214.44	196,644	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	335		51.50	17,253	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	440		38.40	16,896	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS	A
				INT FINISH	1	PLASTER	1.00									HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A
				FUEL SOURCE	99	N/A	1.00										
																EFF.YR/AGE	1968 / 54
																COND	36 36 %
																FUNC	0
																ECON	0
																DEPR	36 % GD 64
																RCNLD	\$343,000

