

Key: 7467

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.141

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DAVIS PATRICIA L PO BOX 159 HUMAROCK, MA 02047				72-1-3-0				18 WEBSTER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DAVIS PATRICIA L				04/29/2011	A	325,000	39888-148				
DAVIS, MARK A ETAL				04/29/2011	F	-100	39888-146				
DAVIS FRANCIS X TRUSTEE				12/31/1993	QS		12554-24				

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	%
17-594	09/12/2017	7	OTHERS		06/13/2023	JD	100	100
94-449	09/14/1994	3	ALTERATIONS	7,000	06/13/2018	JD	100	100
93-128	03/25/1993	3	ALTERATIONS				100	100

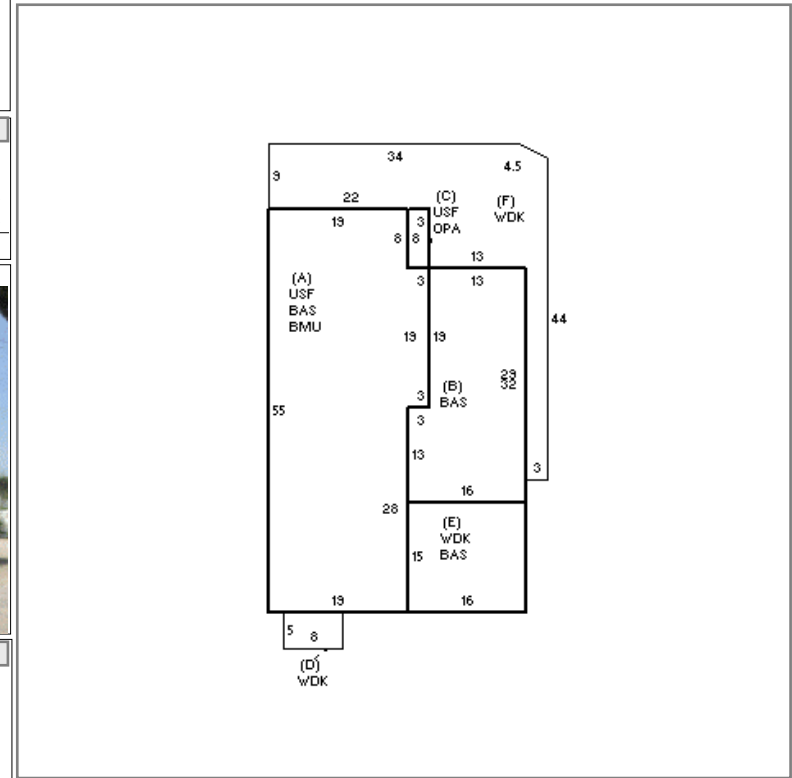
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	HUM	1.00	100	1.00	100	1.00	1.00	WV3	1.35	499,560

TOTAL	15,000 SF	ZONING	C/W 4	FRNT	98	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E				LAND	499,600	454,200
Inf1	FACTOR 100		BUILDING	386,900	212,700			
Inf2	PHY 100		DETACHED	3,200	3,700			
			OTHER	0	0			
			TOTAL	889,700	670,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	8 X 14	112	14.21	1,100
PTD	G	1.20	30 0.70	20 X 16	320	9.37	2,100



BLDG COMMENTS	GAS FIREPIT
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BUILDING	CD	ADJ	DESC	MEASURE	6/14/2023	JD
MODEL	1		RESIDENTIAL	LIST	6/14/2023	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	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,923	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,102		41.30	45,513
\$NLA(RCN)	\$228	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,126	1880	186.33	209,811
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,797	204.90	368,201
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	24		46.35	1,112
ROOMS	9	1.00		FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	833		34.56	28,788
BEDROOMS	5	1.00		INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		7,031.70	7,032
BATHROOMS	2	1.00		HEATING/COOLING	1	FORCED AIR	1.00		ODS	O	OUT DOOR SHOWER	1		1,449.00	1,449
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00								
TOT FIXTURES	6	\$5,184													
# UNITS	1	1.00													

TOTAL RCN	667,090
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1965 / 57
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$386,900