

Key: 7470

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.144

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
POLCARI ANTHONY & RACHAEL 281 PLEASANT ST MARSHFIELD, MA 02050				72-1-12-0				111 HUMAROCK BEACH			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
POLCARI ANTHONY & RACHAEL				02/03/2017	P	475,000 (124734)					
DAVIS WILLIAM G TR				02/12/2015	F	100 (121544)					
DAVIS WILLIAM G TR				02/12/2015	F	100 45223-148					

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	%
16-94	03/04/2019	1	NEW CONST	530,000	06/25/2019	JD	100	100
16-94	03/04/2018	1	NEW CONST	530,000	05/24/2018	JD	100	90
16-94	03/04/2016	1	NEW CONST	530,000	06/01/2016	SJ	100	5
16-94	03/04/2016	1	NEW CONST	530,000	06/07/2017	SJ	100	5
		7	OTHERS		09/25/2014	SJ	100	10

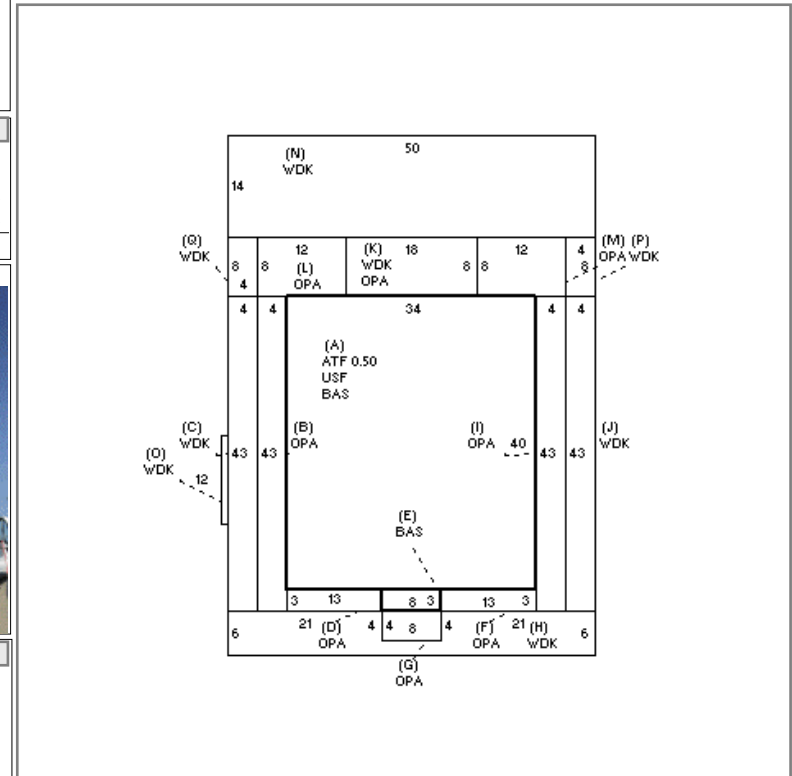
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,250	HUM	1.00	100	1.00	100	1.00	WF7	1.70		618,070

TOTAL	11,250 SF	ZONING		FRNT	73	ASSESSED		CURRENT	618,100	PREVIOUS	528,800
Ngh	HUMAROCK	NOTE PREVIOUS STRUCTURE DESTROYED IN FIRE	LAND	1,027,300	923,500						
Inf1	FACTOR 100		BUILDING	0	0						
Inf2	PHY 100		DETACHED	0	0						
			OTHER	0	0						
			TOTAL	1,645,400	1,452,300						

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2018	JD
MODEL	1		RESIDENTIAL	LIST	5/24/2018	JD
STYLE	20	1.35	NEW STYLE [100%]	REVIEW		
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

Outside Shower

INDING

YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,070,116			
NET AREA	3,424	DETAIL ADJ	1.362	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,384	2018	304.22	421,043	CONDITION ELEM	CD			
\$NLA(RCN)	\$313	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,360	2018	276.66	376,253	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	680	2018	196.56	133,661	INTERIOR	A			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	790		61.80	48,822	KITCHEN	A			
				FLOOR COVER	12	COMB	1.00	+	WDK	N	WOOD DECK	1,532		46.08	70,595	BATHS	A			
				INT FINISH	2	DRYWALL	1.00	GFP	O	O	GAS FIREPLACE	1		6,667.20	6,667	HEAT	A			
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	A			
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	2018 / 4	
																		COND	4 4 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	4 % GD 96	
																		RCNLD	\$1,027,300	