

Key: 7471

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.145

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WALSH MICHAEL J & JULIANNE A PO BOX 388 109 HUMAROCK BEACH HUMAROCK, MA 02047				72-1-11-0				109 HUMAROCK BEACH			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WALSH MICHAEL J & JULIANN				07/13/2017	QS	1,450,000 (125437)					
MCCARTHY GERALD J & MARIA				02/09/2005	F	1 (106816)					
MCCARTHY GERALD J & MARIA				02/09/2005	F	1 (104673)					


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 %
12-682	11/05/2012	7	OTHERS		06/13/2018	JD	100 100
12-439	08/06/2012	1	NEW CONST	402,000	05/08/2013	SJ	100 100
		4	DEMO		05/08/2013	SJ	100 100
		7	OTHERS		06/11/2012	SJ	100 100
04-130	03/15/2004	3	ALTERATIONS				100 100

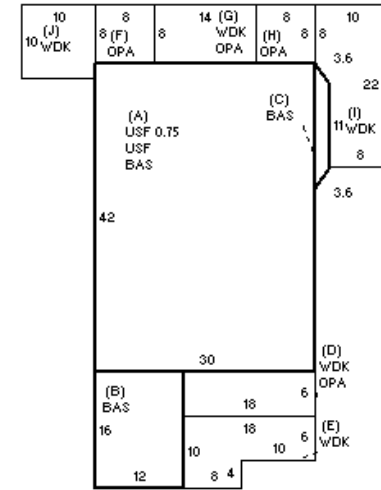
LAND

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	748,000	4.70	100	1.00	WF7	1.70	605,060

TOTAL	7,492 SF	ZONING	FRNT	52	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	605,100	517,700
Inf1	FACTOR 100		BUILDING	1,535,100	1,304,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		2,140,200	1,821,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/12/2010
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/13/2018	JD
MODEL	1		RESIDENTIAL	LIST	6/13/2018	JD
STYLE	20	1.35	NEW STYLE [100%]	REVIEW		
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
composite siding/shingles - grade vg to excl fy19

LAND

YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,686,915		
NET AREA	3,685	DETAIL ADJ	1.362	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,480	2013	452.71	670,018	CONDITION ELEM	CD		
\$NLA(RCN)	\$458	OVERALL	1.000	EXT COVER	14	OTHER	1.00	A	USF	L	UPPER STORY FIN	2,205	2013	411.70	907,789	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	348		92.70	32,260	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	655		69.12	45,274	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00		GFP	O	GAS FIREPLACE	1		10,000.80	10,001	BATHS	A		
				INT FINISH	2	DRYWALL	1.00									BATHS	A		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									HEAT	A		
				FUEL SOURCE	2	GAS	1.00									ELECT	A		
																		EFF.YR/AGE	2013 / 9
																		COND	9 9 %
																		FUNC	0
																		ECON	0
																		DEPR	9 % GD 91
																		RCNLD	\$1,535,100