

Key: 7474

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.148

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
POWERS JOHN E & DOROTHEA C/O JOHN E POWERS 125 WARREN AVENUE HYDE PARK, MA 02136		72-2-15-F	104 HUMAROCK BEACH		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
POWERS JOHN E & DOROTHEA		01/01/1956	QS		2495-60

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	%
	06/01/2022	7	OTHERS				0	0

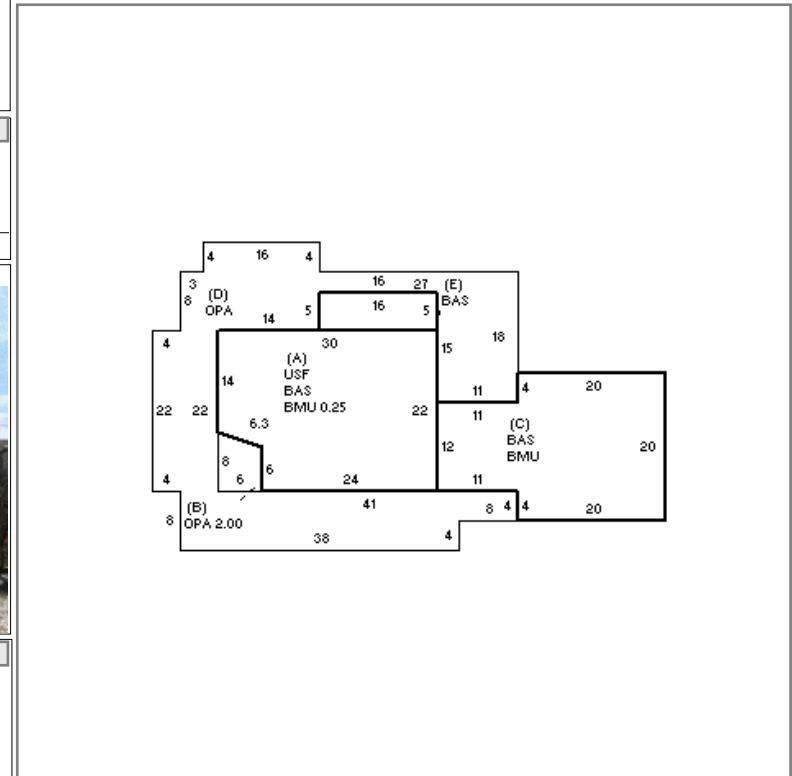
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,494 HUM	1.00	100	1.00	100	1.00	673,200	3.76	90	0.90	WF7 1.70	551,090

TOTAL	9,494 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE comm. influence	LAND	551,100	471,500		
Inf1	FACTOR 100		BUILDING	194,200	183,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL			745,300	655,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	1		RESIDENTIAL	LIST	
STYLE	7	1.20	CONVENTIONAL [100%]		
QUALITY	+	1.10	AVG +/GOOD - [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		3/8/2011 ER

BLDG COMMENTS

FY12 FR- COLONIAL TO CONV

LOADING

YEAR BLT	1921	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	606,753	
NET AREA	1,848	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	687		58.63	40,278	CONDITION ELEM	CD	
\$NLA(RCN)	\$328	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	618	1921	250.36	154,724	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	1,080		56.65	61,182	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,230	1921	275.31	338,627	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480	BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	99	N/A	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1952 / 70
																	COND	64 64 %
																	FUNC	4 PARTIAL HEAT
																	ECON	0
																	DEPR	68 % GD 32
																	RCNLD	\$194,200