

Key: 7478

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.152

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
4 CENTRAL AVE IRREVOCABLE TR PO BOX 326 HUMAROCK, MA 02047				72-2-9-0				4 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
4 CENTRAL AVE IRREVOCABLE CLARK DANIEL W & MARY L				09/30/2016	F		1 47533-168				
				01/01/1969	QS		3489-35				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	84	MULTI-USE RES				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-43	01/15/2020	3	ALTERATIONS	11,657	08/13/2020	JD	100	100
19-877	11/26/2019	3	ALTERATIONS	6,510	08/13/2020	JD	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,000	HUM	1.00	100	1.00	100	1.00	R08	1.25		460,500

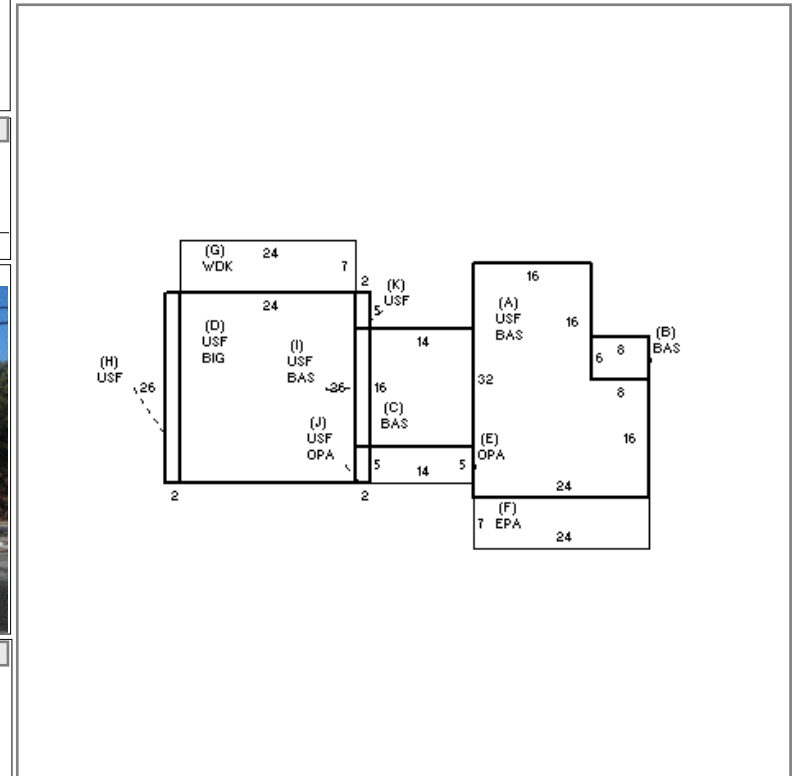
TOTAL	14,000 SF	ZONING	FRNT	253	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E  C/W 8 9A			LAND	460,500	418,600
Infl1	FACTOR 100		BUILDING	435,200	387,200		
Infl2	PHY 100		DETACHED	14,700	14,100		
			OTHER	0	0		
					<b>TOTAL</b>	<b>910,400</b>	<b>819,900</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	50 0.50	16X32	1976	512 34.49	8,800
SHF	A	1.00	SV 1.00		1975	330 11.32	3,700
SHF	G	1.20	30 0.70	10X15		150 15.72	1,700
SW2	G	1.20	30 0.70			16 43.68	500



BLDG COMMENTS

DANIEL W CLARK RE



BUILDING	CD	ADJ	DESC	MEASURE	8/13/2020	JD
MODEL	1		RESIDENTIAL	LIST	8/13/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/22/2011	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	621,735		
NET AREA	2,312	DETAIL ADJ	1.272	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	944	1920	249.90	235,910	CONDITION ELEM	CD		
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	D	BIG	N	BUILT-IN GARAGE	624		53.29	33,253	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	80		51.50	4,120	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	F	EPA	N	ENCLOSED PORCH	168		90.20	15,154	KITCHEN	G		
				FLOOR COVER	3	W/W CARPET	1.00	G	WDK	N	WOOD DECK	168		38.40	6,451	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	1,368	1920	227.26	310,893	HEAT	A		
				HEATING/COOLING	11	HW/COOL AIR	1.04		FPL	O	FIREPLACE	1		7,813.00	7,813	ELECT	A		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1973 / 49
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$435,200