

Key: 7479

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.153

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BUCKLEY JANET M S/O JB21HARVARD LLC 45 BLACK POND HILL ROAD NORWELL, MA				72-2-10-0				21 HARVARD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JB21HARVARD LLC				09/08/2023	F	100	58262-49				
BUCKLEY JANET M				05/10/2021	QS	741,000	54944-140				
CASEY JOSEPH P TR				07/27/2012	F	10	41707-167				

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	%
E22-0437	06/02/2022	3	ALTERATIONS	4,800	06/14/2023	JD	100	100
		3	ALTERATIONS		05/02/2022	JD	100	100
		7	OTHERS		02/04/2021	JD	100	100
	06/24/2014	3	ALTERATIONS	17,700	08/26/2015	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	HUM	1.00	100	1.00	100	1.00	R08	1.25		436,830

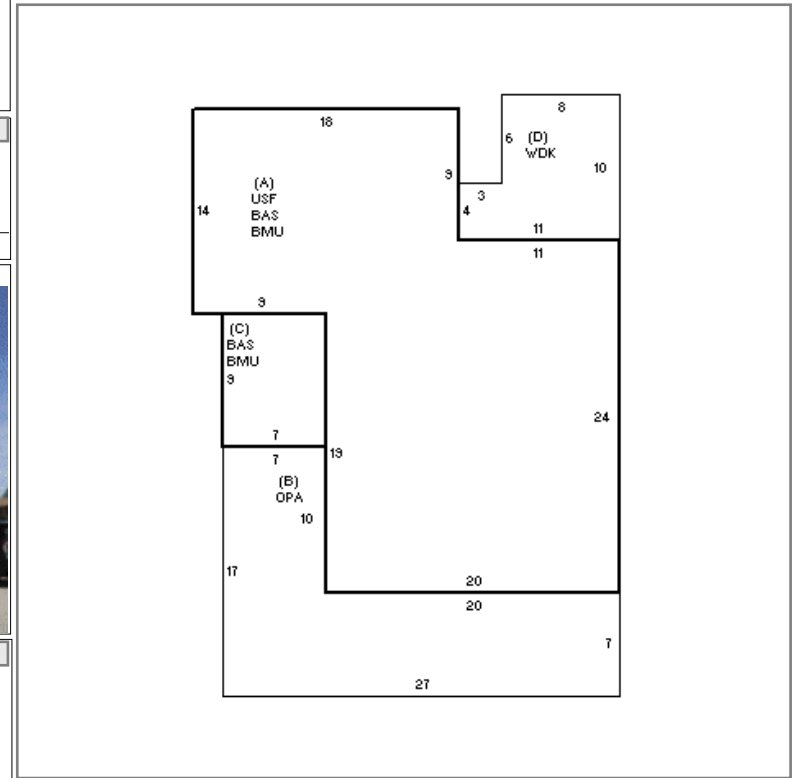
TOTAL	5,000 SF	ZONING	FRNT	57	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	436,800	397,100		
Inf1	FACTOR 100		BUILDING	330,600	279,700		
Inf2	PHY 100		DETACHED	1,400	1,300		
			OTHER	0	0		
TOTAL				768,800	678,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	20 0.80 12X16		192	8.79	1,400



BUILDING	CD	ADJ	DESC	MEASURE	8/27/2015	SJ
MODEL	1		RESIDENTIAL	LIST	8/27/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/14/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



YEAR BLT	1912	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,437	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$303	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	2	HIP	1.00
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	7		1.00	FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	3		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	0		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	6	\$5,875					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	434,951
+	BMU	N	BSMT UNFINISHED	750		51.66	38,743	CONDITION ELEM	CD
+	BAS	L	BASE AREA	750	1912	264.47	198,352	EXTERIOR	G
A	USF	L	UPPER STORY FIN	687	1912	240.51	165,228	INTERIOR	G
B	OPA	N	OPEN PORCH	259		51.50	13,339	KITCHEN	G
D	WDK	N	WOOD DECK	92		38.40	3,533	BATHS	G
	F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT	A
	ODS	O	OUT DOOR SHOWER	1		1,642.00	1,642	ELECT	U

EFF.YR/AGE	1991 / 31
COND	25 25%
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$330,600