

Key: 7483

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.157

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LAMBRECHT, PAUL J TRS 4 LORETTE ST WEST ROXBURY, MA 02132				72-2-13-0				102 HUMAROCK BEACH			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LAMBRECHT, PAUL J TRS				05/03/2011	F	1 39899-218					
LAMBRECHT PAUL J				01/01/1967	QS	3301-392					
WALSH ANN C AND JAMES H J				01/01/1960	QS	10,000 2745-79					

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	%
93-211	04/01/1993	7	OTHERS ALTERATIONS		06/14/2023	JD	100	100


LAND

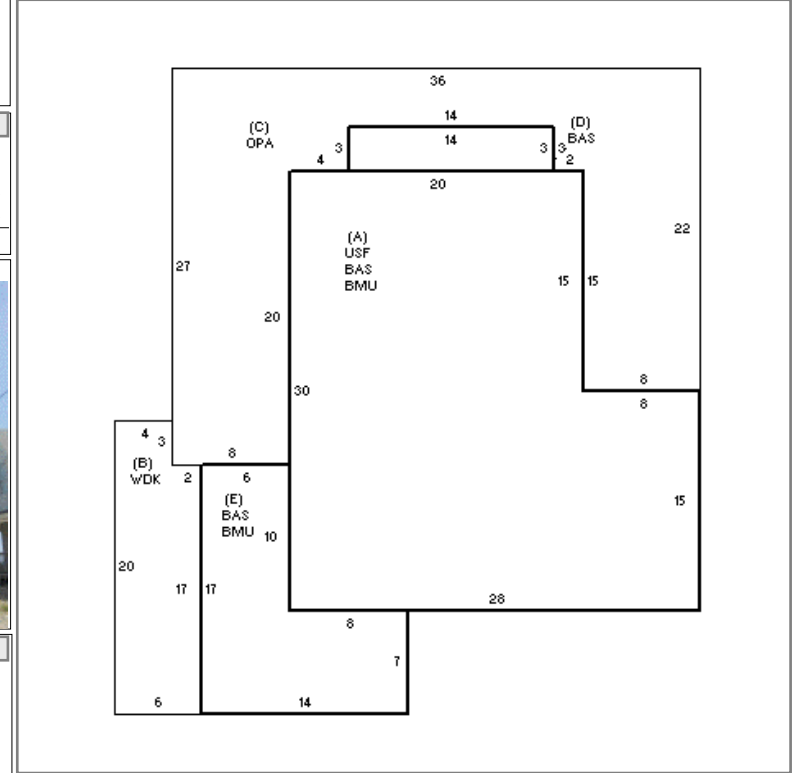
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,200 HUM	1.00	100	1.00	673,200	4.88	90	0.90	WF7	1.70	543,490

DETACHED

TOTAL	7,200 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE comm. influence	LAND	543,500	465,000		
Inf1	FACTOR 100		BUILDING	186,000	140,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	729,500	605,000		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/14/2023
									



BUILDING	CD	ADJ	DESC	MEASURE	6/14/2023	JD
MODEL	1		RESIDENTIAL	LIST	6/14/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/8/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	YEAR BLT	1911	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	464,949
	NET AREA	1,640	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	878		53.91	47,329		
	\$NLA(RCN)	\$284	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	720	1911	214.01	154,089		
	CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	114		42.24	4,816		
	STORIES	2		1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	490		56.65	27,759		
	ROOMS	8		1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	920	1911	235.34	216,509		
	BEDROOMS	4		1.00	INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		9,062.90	9,063			
	BATHROOMS	2		1.00	HEATING/COOLING	13	NONE	0.85										
	# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00										
	TOT FIXTURES	6		\$5,386														
	# UNITS	1		1.00														

CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	
ELECT	A

EFF.YR/AGE	1954 / 68
COND	60 60 %
FUNC	0
ECON	0
DEPR	60 % GD 40
RCNLD	\$186,000