

Key: 7484

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.158

LEGAL

LAND

DETACHED

BUILDING

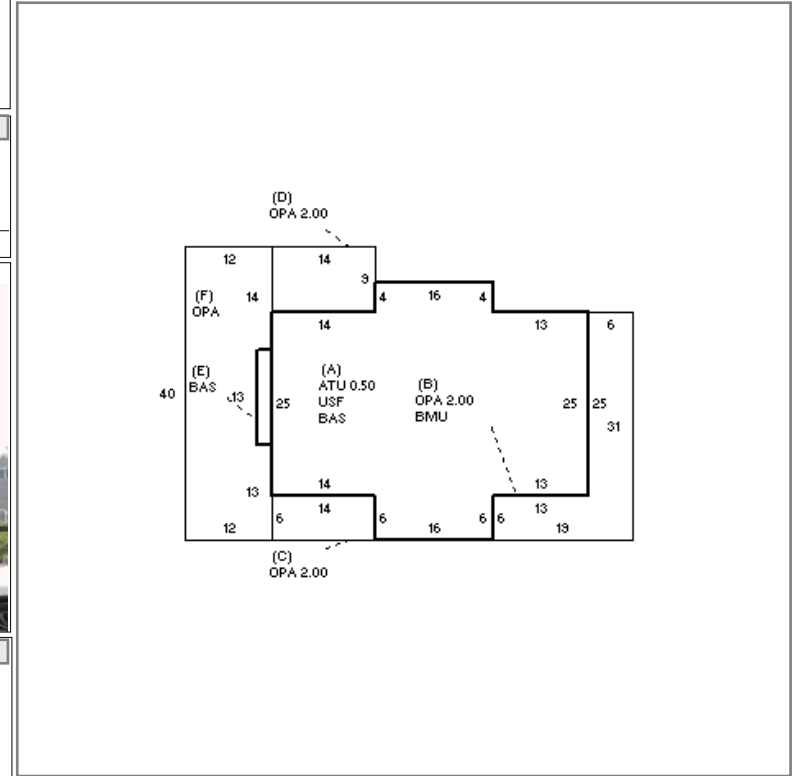
CURRENT OWNER				PARCEL ID				LOCATION			
LANGMAID JANET C TR 7406 SPRING VILLAGE DR APT 501 HP SPRINGFIELD, VA 22150				72-3-1-0				32 HARVARD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LANGMAID JANET C TR				11/07/2006	F		10 33642-81				
LANGMAID JANET				08/28/1979	QS		4713-105				
COULTER WILLIAM G AND LAN				01/01/1969	XX		3491-678				

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	%
		7	OTHERS		06/13/2023	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	HUM	1.00	100	1.00	100	1.00	WF7	1.70		629,080

TOTAL	15,000 SF	ZONING		FRNT	247	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	629,100	538,300			
Inf1	FACTOR 100		BUILDING	367,500	232,100			
Inf2	PHY 100		DETACHED	7,600	9,000			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,004,200</b>	<b>779,400</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	-	0.90	60 0.40 20X22		440	43.01	7,600	06/13/2023



BUILDING	CD	ADJ	DESC	MEASURE	6/13/2023	JD
MODEL	1		RESIDENTIAL	LIST	6/13/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/8/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

YEAR BLT	1914	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	680,536
NET AREA	2,496	DETAIL ADJ	1.188	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,261	1914	230.65	290,845	CONDITION ELEM	CD
\$NLA(RCN)	\$273	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,235	1914	209.75	259,039	EXTERIOR	F
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	A	ATU	N	ATTIC UNF	618	37.00	22,866	INTERIOR	F
STORIES	2.5	1.00	ROOF COVER	3	ASBESTOS	1.00	1.00	B	BMU	N	BSMT UNFINISHED	264	63.15	16,672	KITCHEN	F	
ROOMS	9	1.00	FLOOR COVER	2	SOFTWOOD	1.00	1.00	+	OPA	N	OPEN PORCH	1,402	51.50	72,203	BATHS	F	
BEDROOMS	5	1.00	INT FINISH	1	PLASTER	1.00	1.00		FPL	O	FIREPLACE	1	7,813.00	7,813	HEAT	A	
BATHROOMS	2	1.00	HEATING/COOLING	5	ELECTRIC BB	0.99	0.99		ODS	O	OUT DOOR SHOWER	1	1,594.00	1,594	ELECT	O	
# 1/2 BATHS	0	1.00	FUEL SOURCE	3	ELECTRIC	1.00	1.00										
TOT FIXTURES	10	\$9,504															
# UNITS	1	1.00															
																EFF.YR/AGE	1961 / 61
																COND	46 46 %
																FUNC	0
																ECON	0
																DEPR	46 % GD 54
																RCNLD	\$367,500