

Key: 7494

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.167

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
LEVOY GEORGE E III & VICKY P PO BOX 321 NATICK, MA 01760				72-3-15-F				98 HUMAROCK BEACH				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LEVOY GEORGE E III & VICK				10/02/2017	O	798,700	(125866)					
TORSNEY BARBARA J				06/25/2015	H	1	(122025)					
TORSNEY RICHARD				08/08/1995	QS	237,000	(88362)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500	HUM 1.00	100	1.00	748,000	4.70	100	1.00	WF7	1.70	605,060

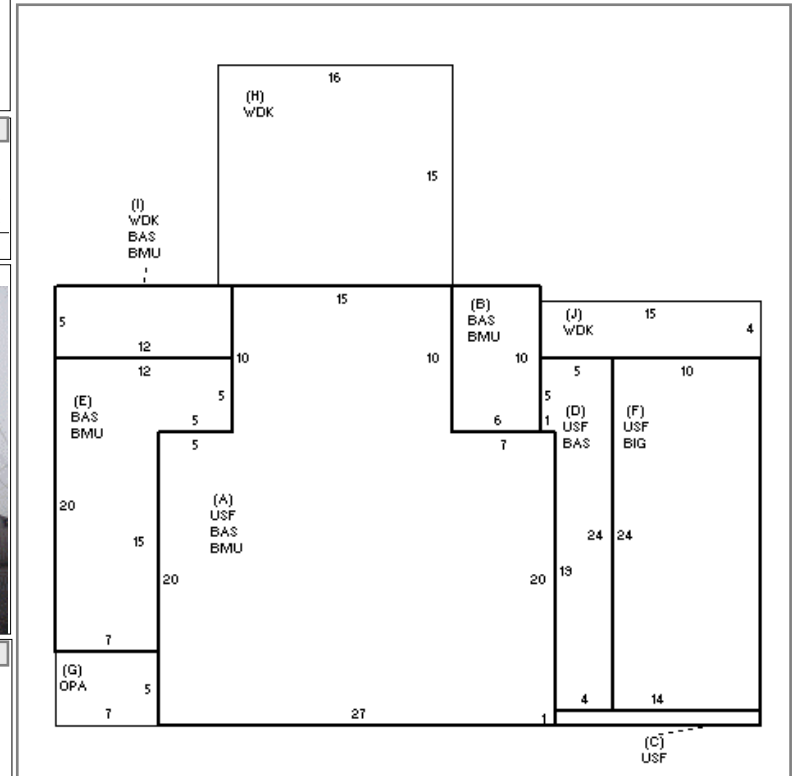
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-809	12/19/2017	3	ALTERATIONS	100,000	06/13/2018	JD	100	100
01-664	11/20/2001	3	ALTERATIONS				100	100
98-543.1	01/06/1999	3	ALTERATIONS				100	100
98-534	10/16/1998	2	ADDITIONS				100	100
91-879	12/12/1991	3	ALTERATIONS				100	100

TOTAL	7,500 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	605,100	517,700
Inf1	FACTOR 100		BUILDING	570,000	507,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>		<b>1,175,100</b>	<b>1,025,100</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
FY12 FR- COLONIAL TO CONV



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/6/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/6/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/8/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	2,121	DETAIL ADJ	1.248
\$NLA(RCN)	\$340	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	2	1.00	
TOT FIXTURES	10	\$11,981	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	975		56.99	55,562
EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,045	1940	271.59	283,808
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,076	1940	298.65	321,343
ROOF COVER	1	ASPH SHINGLES	1.00	F	BIG	N	BUILT-IN GARAGE	240		83.94	20,146
FLOOR COVER	2	SOFTWOOD	1.00	G	OPA	N	OPEN PORCH	35		61.82	2,164
INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	360		46.08	16,589
HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O	FPL 2S 1OP		1		9,886.80	9,887
FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR		1		0.00	

TOTAL RCN	721,480
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$570,000