

Key: 7495

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.168

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ENGEL ROBERT D 32 CHESTNUT ST, #3 CHARLESTOWN, MA 02129				72-3-13-0				96 HUMAROCK BEACH			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ENGEL ROBERT D				12/24/2012	F	1 42447-212					
ENGEL FRANCIS W & MARY E				12/30/1982	QS	100,000 5270-441					
COREY DONLAD, JOHN AND FUS				01/01/1977	XX	4230-397					

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 %
23-382	05/04/2023	3	ALTERATIONS	7,995	06/12/2023	JD	100 100
20-76	02/02/2023	1	NEW CONST	580,000	06/12/2023	JD	80 80
20-76	02/03/2020	1	NEW CONST	580,000	08/28/2020	JD	100 5
20-76	02/03/2020	1	NEW CONST	580,000	03/25/2021	JD	100 60
20-76	02/03/2020	1	NEW CONST	580,000	05/19/2021	JD	100 70

LAND

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	100	1.00	748,000	4.70	100	1.00	WF7 1.70	605,060

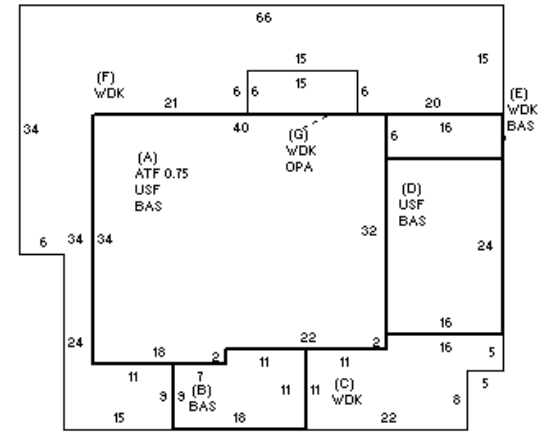
TOTAL	7,500 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	605,100	517,700		
Inf1	FACTOR 100		BUILDING	1,224,800	872,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>			<b>TOTAL</b>	<b>1,829,900</b>	<b>1,390,100</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/25/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/19/2021	JD
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	5/19/2021	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	4,667	DETAIL ADJ	1.362	FOUNDATION	1	PIER	0.98
\$NLA(RCN)	\$332	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2.75	UNITS	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	7	ADJ	1.00	FLOOR COVER	12	COMB	1.00
BEDROOMS	4		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	3		1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03
# 1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	12		\$18,305				
# UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,980	2021	343.67	680,467
+	USF	L	UPPER STORY FIN	1,700	2021	312.53	531,303
A	ATF	L	ATTIC FINISH	987	2021	222.05	219,162
+	WDK	N	WOOD DECK	1,760		53.76	94,618
G	OPA	N	OPEN PORCH	90		72.10	6,489

TOTAL RCN	1,550,343
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	20 uc
ECON	0
DEPR	21 % GD 79
RCNLD	\$1,224,800