

Key: 7498

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.171

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HALLER KATHLEEN TR PO BOX 137 PRIDES CROSSING, MA 01965				72-4-20-F				93 HUMAROCK BEACH			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HALLER KATHLEEN TR				05/31/2022	F	100	56860-173				
LYNCH WILLIAM T TR				04/10/1980	QS	1	4814-28				
LYNCH WILLIAM T				01/01/1979	XX		4546-372				

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	%
91-944	06/01/2022	7	OTHERS		06/13/2023	JD	100	100
	12/30/1991	1	NEW CONST				100	100
		6	CYCL GROWTH				100	100

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	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	203,300	106,800		
Inf2	PHY 100		DETACHED	10,200	8,400		
			OTHER	0	0		
			<b>TOTAL</b>		<b>818,600</b>	<b>632,900</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	50 0.50 22C20		440	43.01	9,500
SHF	A	1.00	50 0.50 8X12		96	14.95	700



BLDG COMMENTS

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%]			

YEAR BLT	1915	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,439	DETAIL ADJ	0.999	FOUNDATION	1	PIER	0.98
\$NLA(RCN)	\$262	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.85	UNITS	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	7	ADJ	1.00	FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	4		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	1		1.00	HEATING/COOLING	13	NONE	0.85
# 1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	5		\$3,996				
# UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	841	1915	215.85	181,533
+	USF	L	UPPER STORY FIN	598	1915	196.30	117,385
+	OPA	N	OPEN PORCH	680		51.50	35,020
C	BMU	N	BSMT UNFINISHED	81		63.15	5,115
+	WDK	N	WOOD DECK	622		38.40	23,885
F21	O		FPL 2S 1OP	1		8,239.00	8,239
ODS	O		OUT DOOR SHOWER	1		1,340.00	1,340

TOTAL RCN	376,513
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	
ELECT	O
EFF.YR/AGE	1961 / 61
COND	46 46 %
FUNC	0
ECON	0
DEPR	46 % GD 54
RCNLD	\$203,300

