

Key: 7503

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.177

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SAAD BARBARA C TR 90 SEAVIEW AVE MARSHFIELD, MA 02050				72-4-7-0				15 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SAAD BARBARA C TR				04/13/2018	F	100 (126642)					
SAAD RAMZI W & BARBARA C				08/25/2004	QS	349,000 (105956)					
MCNICHOLAS JOHN I & JENNI				01/01/1950	QS	14115-					

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	%
06-648	10/20/2006	3	ALTERATIONS	2,500	09/11/2007	SJ	100	100
05-778	11/22/2005	2	ADDITIONS	5,000	09/07/2006	SJ	100	100
02-323	06/25/2002	3	ALTERATIONS				100	100
01-113	04/06/2001	3	ALTERATIONS				100	100

LAND

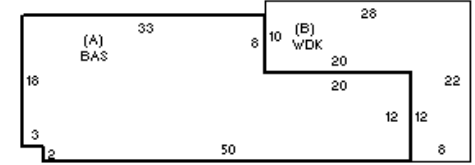
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,600	HUM 1.00	100	1.00	100	1.00	550,000	6.21	100	1.00	R08 1.25	438,960

TOTAL	5,600 SF	ZONING	FRNT	232	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	439,000	399,100
Inf1	FACTOR 100		BUILDING	77,100	75,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>516,100</b>	<b>474,400</b>		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/19/2003



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/11/2011	SJ
MODEL	1		RESIDENTIAL	LIST	5/11/2011	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/8/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FY12 FR- COTT/BUNG TO RANCH

LAND

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	175,140
NET AREA	894	DETAIL ADJ	0.686	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	894	1950	169.77	151,775		
\$NLA(RCN)	\$196	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	WDK	N	WOOD DECK	376		38.40	14,438		
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281		
				ROOF COVER	1	ASPH SHINGLES	1.00										
				FLOOR COVER	14	COMB	1.00										
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	13	NONE	0.85										
				FUEL SOURCE	8	NONE	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		5	1.00														
BEDROOMS		3	1.00														
BATHROOMS		1	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		3	\$1,646														
# UNITS		1	1.00														
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1956 / 66
																COND	56 56 %
																FUNC	0
																ECON	0
																DEPR	56 % GD 44
																RCNLD	\$77,100