

Key: 7506

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.180

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--|--|------------|----|-------------------|--------------|
| VAUGHAN JACQUELYNE G M P.O. BOX 28 HUMAROCK, MA 02047-0028 | | 72-4-18-0 | | 91 HUMAROCK BEACH | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| VAUGHAN JACQUELYNE G M | | 07/14/1986 | QS | | (73581) |
| MURPHY JOHN H AND JEANNE | | 01/01/1975 | QS | 47,300 | (C00052875) |
| DINGER DAVID E AND JANICE | | 01/01/1972 | QS | 27,500 | (C00047051) |

| 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 | % |
| 16-804 | 12/28/2016 | 1 | NEW CONST | 570,000 | 06/07/2017 | SJ | 100 | 60 |
| 16-804 | 12/28/2016 | 1 | NEW CONST | 570 | 05/24/2018 | JD | 100 | 85 |
| 16-804 | 12/28/2016 | 1 | NEW CONST | 570,000 | 06/25/2019 | JD | 100 | 90 |
| 16-804 | 12/28/2016 | 1 | NEW CONST | 570,000 | 08/13/2020 | JD | 100 | 90 |
| 16-804 | 12/28/2016 | 1 | NEW CONST | 570,000 | 05/19/2021 | JD | 100 | 100 |

| 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 | 748,000 | 6.21 | 100 | 1.00 | WF7 1.70 | 596,990 |

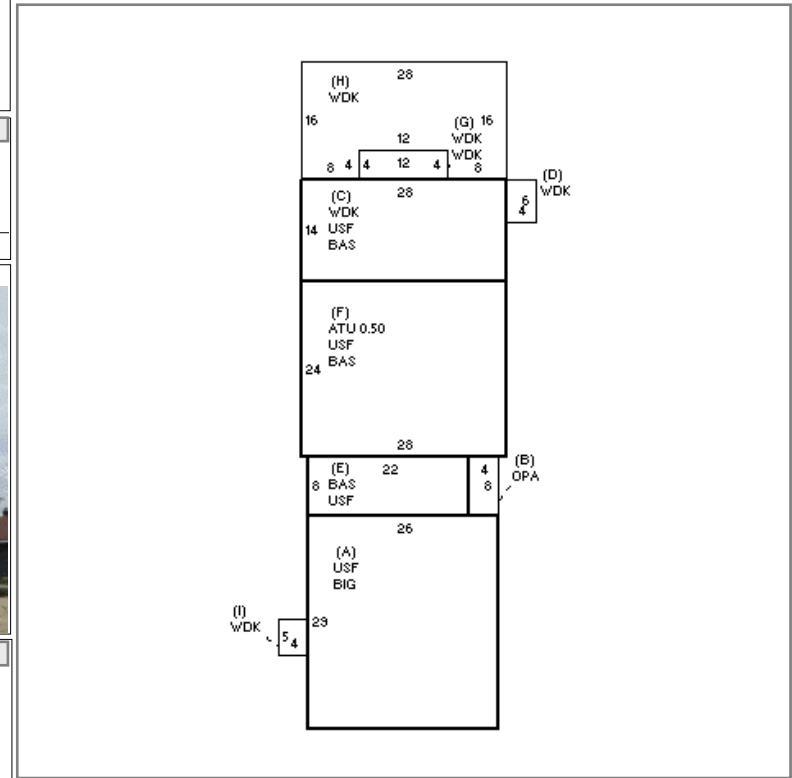
| TOTAL | 5,600 SF | ZONING | | FRNT | 169 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--------------|------------------|------------------|----------|---------|----------|
| Ngh | HUMAROCK | NOTE | LAND | 597,000 | 510,800 | | | |
| Inf1 | FACTOR 100 | | BUILDING | 747,200 | 702,600 | | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 1,344,200 | 1,213,400 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS |
|---------------|
| |

| BUILDING | CD | ADJ | DESC | MEASURE | 6/7/2017 | SJ |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/25/2019 | JD |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 5/19/2021 | JD |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 2017 | SIZE ADJ | 1.000 |
|--------------|-------|------------|----------|
| NET AREA | 3,234 | DETAIL ADJ | 0.980 |
| \$NLA(RCN) | \$243 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 2.5 | 1.00 |
| ROOMS | | 9 | 1.00 |
| BEDROOMS | | 4 | 1.00 |
| BATHROOMS | | 4 | 1.00 |
| # 1/2 BATHS | | 0 | 1.00 |
| TOT FIXTURES | | 12 | \$11,290 |
| # UNITS | | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|---------------|------|
| FOUNDATION | 1 | PIER | 0.98 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 12 | COMB | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BIG | N | BUILT-IN GARAGE | 754 | | 47.51 | 35,819 |
| B | OPA | N | OPEN PORCH | 32 | | 61.80 | 1,978 |
| + | BAS | L | BASE AREA | 1,240 | 2017 | 220.38 | 273,276 |
| + | WDK | N | WOOD DECK | 932 | | 46.08 | 42,947 |
| + | USF | L | UPPER STORY FIN | 1,994 | 2017 | 200.42 | 399,629 |
| F | ATU | N | ATTIC UNF | 336 | | 44.40 | 14,918 |
| | GFP | O | GAS FIREPLACE | 1 | | 6,667.20 | 6,667 |

| TOTAL RCN | 786,523 |
|----------------|-----------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2017 / 5 |
| COND | 5 5 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 5 % GD 95 |
| RCNLD | \$747,200 |