

Key: 7510

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.184

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
HALL COLLEEN M TR 36 BAXTER ST MELROSE, MA 02176		72-4-12-0		23 RIVER ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HALL COLLEEN M TR		10/04/2016	A	273,000	(124179)
O'BRIEN MICHAEL J &		12/24/2010	F	1	(115530)
OBRIEN THOMAS & BARBARA		01/01/1970	QS		(44627)

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 %

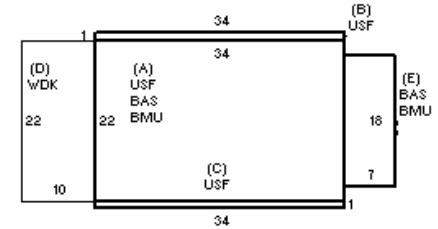
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,000	HUM 1.00	100	1.00	100	1.00	550,000	8.57	100	1.00	R08 1.25	432,850

TOTAL	4,000 SF	ZONING	FRNT	143	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	432,900	393,500
Infl1	FACTOR 100		BUILDING	180,600	175,000		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL					613,500	568,500	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/15/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/15/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/8/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	410,386		
NET AREA	1,690	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	874		49.09	42,903				
\$NLA(RCN)	\$243	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	874	1940	214.52	187,489				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	816	1940	195.08	159,187				
				ROOF COVER	2	WOOD SHINGLES	1.01	D	WDK	N	WOOD DECK	220		38.40	8,448				
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239				
				INT FINISH	1	PLASTER	1.00												
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															TOTAL RCN	410,386
STORIES		2	1.00															CONDITION ELEM	CD
ROOMS		7	1.00															EXTERIOR	
BEDROOMS		4	1.00															INTERIOR	
BATHROOMS		1	1.00															KITCHEN	
# 1/2 BATHS		1	1.00															BATHS	
TOT FIXTURES		5	\$4,120															HEAT	
# UNITS		1	1.00															ELECT	
																EFF.YR/AGE	1956 / 66		
																COND	56 56 %		
																FUNC	0		
																ECON	0		
																DEPR	56 % GD 44		
																RCNLD	\$180,600		