Key: 7518

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,192

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PERFETTI CHRISTOPHER J & SHARON L P O BOX 286 HUMAROCK, MA 02047	68-3-6-F	39 CLIFF ROAD SOUTH

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PERFETTI CHRISTOPHER J	03/20/1987	QS	92,000	(74896)
RYDER CHARLES S AND DOROT	01/01/1966	QS	12,500	(C00037675)
MURPHY RICHARD A RITA E	01/01/1961	QS	10,000	(C00030204)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

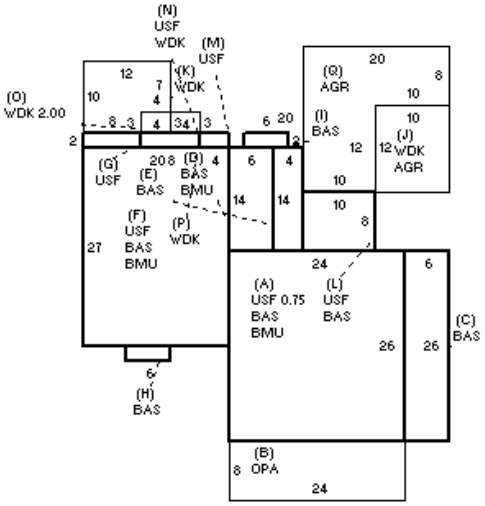
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
05-763	11/15/2005	3	ALTERATIONS	2,500	09/18/2006	SJ	100	100
05-493	08/10/2005	2	ADDITIONS	29,000	09/18/2006	SJ	100	100
98-31	02/09/1998	2	ADDITIONS				100	100
89-504	09/12/1989	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,524	HUM 1.00	100 1.00	100 1.00	638,000	3.74	100 1.00	WV4 1.45			522,360

TOTAL	9,540 SF	ZONING		FRNT	215
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	522,400	474,900
BUILDING	561,000	506,100
DETACHED	600	600
OTHER	0	0
TOTAL	**1,084,000**	**981,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70		1989	50	17.03	600

PHOTO 09/23/2003

BLDG COMMENTS

FY12 FR- CONV TO CAPE

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/28/2015	SJ
LIST	4/28/2015	EST
REVIEW	3/8/2011	ER

YEAR BLT	1947	SIZE ADJ	1.000
NET AREA	2,692	DETAIL ADJ	1.144
$NLA(RCN)	$302	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$6,589
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,248		53.35	66,580
B	OPA	N	OPEN PORCH	192		61.80	11,866
+	BAS	L	BASE AREA	1,484	1947	263.63	391,229
+	USF	L	UPPER STORY FIN	1,048	1947	239.74	251,251
+	AGR	N	ATT GARAGE	400		56.25	22,501
+	WDK	N	WOOD DECK	280		46.08	12,902
L	BAS	L	BASE AREA	80	2005	263.63	21,090
L	USF	L	UPPER STORY FIN	80	2005	239.75	19,180
	F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	813,074
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD			$561,000