

Key: 7527

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.201


LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
JULIEN KARINE PO BOX 691 34 CLIFF RD SOUTH HUMAROCK, MA 02047				68-4-4-0				34 CLIFF ROAD SOUTH				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
				09/08/2022	QS	900,000	(134460)					
				08/30/2016	F	1	(124007)					
				10/29/1998	F	1	(94352)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,334	HUM 1.00	100	1.00	748,000	5.52	100	1.00	WF7	1.70	600,280

LAND

TOTAL	6,316 SF	ZONING	FRNT	54	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	600,300	513,600		
Inf1	FACTOR 100		BUILDING	274,600	268,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	874,900	782,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/12/2023
									

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/12/2023	JD
MODEL	1		RESIDENTIAL	LIST	6/12/2023	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	3/8/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	429,002														
NET AREA	1,493	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	585		56.71	33,175																
\$NLA(RCN)	\$287	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	585	1940	220.67	129,093																
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	80		51.50	4,120																
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	908	1940	242.66	220,333																
				FLOOR COVER	2	SOFTWOOD	1.00	D	EPA	N	ENCLOSED PORCH	144		90.20	12,989																
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	392		38.40	15,053																
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F11	O	FPL 1S 1OP	1			7,281.00	7,281																
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1			1,520.00	1,520																
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