

Key: 7528

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.202

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MASSEY RICHARD J & MARIA J TRS 71 LESTER LANE WEYMOUTH, MA 02188				72-5-15-0				85 HUMAROCK BEACH			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MASSEY RICHARD J & MARIA				12/23/2022	F	100	(134886)				
MASSEY RICHARD & MARIA				05/29/2020	H	650,000	(130227)				
SULLIVAN GILBERT C JR				02/21/2020	F	1	(129854)				


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	%
23-226	03/17/2023	3	ALTERATIONS	12,000	06/02/2023	NC	10	10
23-0091	01/30/2023	3	ALTERATIONS	43,000	06/02/2023	NC	10	10
21-1311	10/05/2021	3	ALTERATIONS	8,300	11/17/2021	JD	100	100
21-1219	08/31/2021	3	ALTERATIONS	3,500	11/17/2021	JD	100	100
21-558	06/01/2021	3	ALTERATIONS	20,000	05/02/2022	JD	100	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	6,000	HUM	1.00	100	1.00	100	1.00	748,000	5.81	100	1.00	WF7	1.70		598,810

TOTAL	6,011 SF	ZONING		FRNT	165	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	598,800	512,400			
Inf1	FACTOR 100		BUILDING	322,100	276,000			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	920,900	788,400			

DETACHED

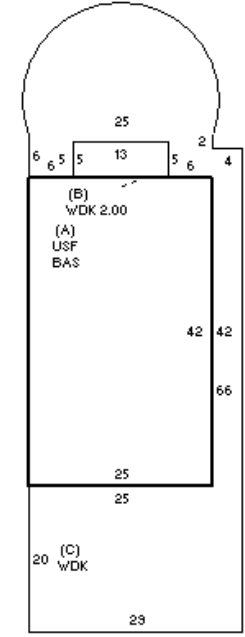
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/02/2023
									

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/17/2021	JD
MODEL	1		RESIDENTIAL	LIST	11/17/2021	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/5/2023	MR
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	596,467
NET AREA	2,100	DETAIL ADJ	1.198	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	1,050	1930	263.35	276,515	CONDITION ELEM	CD
\$NLA(RCN)	\$284	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,050	1930	239.49	251,460	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	1,380		42.24	58,291	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00		ODS	O	OUT DOOR SHOWER	1		1,767.70	1,768	KITCHEN	G
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	A
				INT FINISH	1	PLASTER	1.00									HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A
				FUEL SOURCE	2	GAS	1.00										



EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	14 UC
ECON	0
DEPR	46 % GD 54
RCNLD	\$322,100