

Key: 7569

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.243

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NELLIGAN MARK & NANCY S/O NELLIGAN MARK & NANCY E TR PO BOX 634 26 PALFREY ST HUMAROCK, MA 02047				72-7-2-0				26 PALFREY ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NELLIGAN MARK & NANCY E T				05/10/2023	F	1	(135366)				
NELLIGAN MARK & NANCY				09/17/2020	QS	605,000	(130781)				
HIGGINS JOHN P & NANCY A				09/15/2006	F	1	(109612)				

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	%
		7	OTHERS		05/20/2021	JD	100	100
		7	OTHERS		09/12/2007		100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,200	HUM	1.00	100	1.00	100	1.00	R08	1.25		429,110

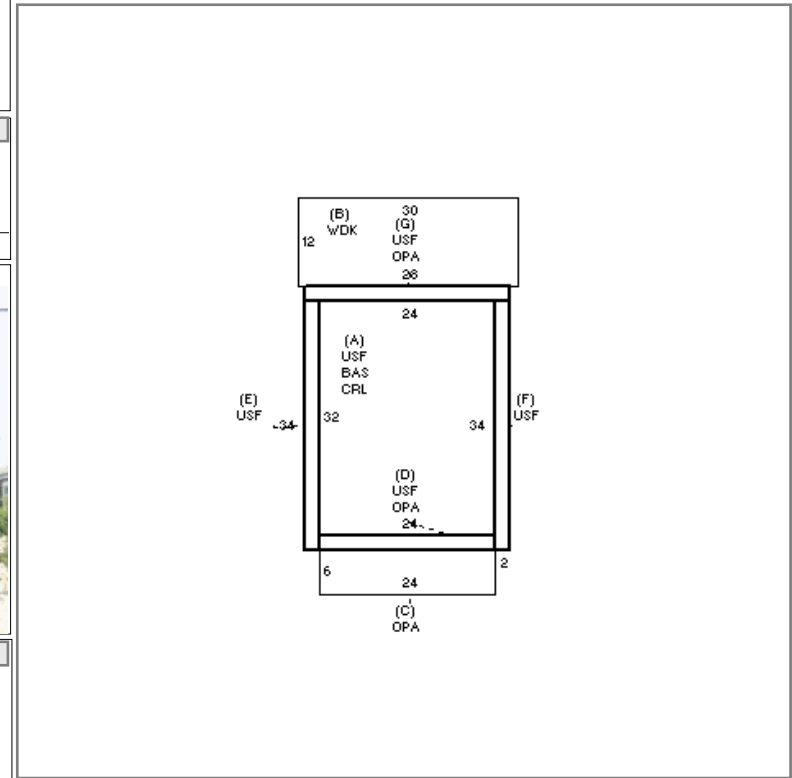
TOTAL	3,200 SF	ZONING	FRNT	44	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	429,100	390,100		
Inf1	FACTOR 100		BUILDING	329,000	305,800		
Inf2	PHY 100		DETACHED	700	700		
			OTHER	0	0		
			TOTAL	758,800	696,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 6X8		48	17.03	700



BUILDING	CD	ADJ	DESC	MEASURE	5/20/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/20/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/20/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/20/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2011	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	411,216
NET AREA	1,776	DETAIL ADJ	1.040	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	768		11.44	8,786		
\$NLA(RCN)	\$232	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	768	1940	214.41	164,666		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	360		38.40	13,824		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	248		51.50	12,772		
				FLOOR COVER	14	COMB	1.00	+	USF	L	UPPER STORY FIN	1,008	1940	194.98	196,542		
				INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1			8,239.00	8,239		
				HEATING/COOLING	11	HW/COOL AIR	1.04	ODS	O	OUT DOOR SHOWER	1			1,395.00	1,395		
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2002 / 20
COND	18 18 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$329,000