

Key: 7571

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.245

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
THE SEVEN SEAS REALTY LLC C/O KATHERINE V KOCH 14 SIMON HILL ROAD NORWELL, MA 02061		72-7-4-0		22 PALFREY ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
THE SEVEN SEAS REALTY LLC		11/20/2020	U	370,050	(131133)
VOUTSELAS RICHARD W.		03/13/1992	QS		(82664)
VOUTSELAS, KATHERINE H TRU		01/01/1972	XX		(C00046841)

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
21-146	03/01/2021	3	ALTERATIONS	30,000	05/20/2021	JD	100
19-365	05/16/2019	3	ALTERATIONS	4,780	06/25/2019	JD	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	550,000	10.62	100	1.00	R08	1.25	429,110

TOTAL	3,180 SF	ZONING	FRNT	35	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	429,100	390,100		
Inf1	FACTOR 100		BUILDING	113,800	101,300		
Inf2	PHY 100		DETACHED	900	900		
			OTHER	0	0		
			TOTAL	543,800	492,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 10		80	15.97	900



BUILDING	CD	ADJ	DESC	MEASURE	5/20/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/20/2021	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	836	DETAIL ADJ	0.775	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	836	1955	196.21	164,029
\$NLA(RCN)	\$200	OVERALL	1.000	EXT COVER	5	ASBESTOS	0.96	B	WDK	N	WOOD DECK	12		38.42	461
				ROOF SHAPE	1	GABLE	1.00		ODS	O	OUT DOOR SHOWER	1		1,040.00	1,040
				ROOF COVER	1	ASPH SHINGLES	1.00								
				FLOOR COVER	14	COMB	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

22

(A)
BAS

38

3
4

(B)
W/DK

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	\$1,860
# UNITS	1	1.00

TOTAL RCN	167,390
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	U
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$113,800