

Key: 7595

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.268

LEGAL

LAND

DETACHED

BUILDING

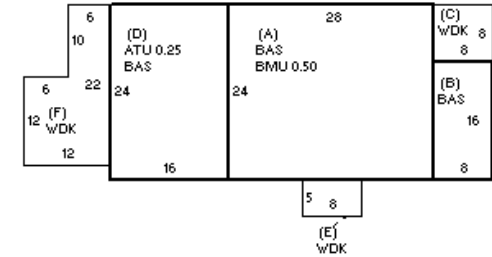
CURRENT OWNER				PARCEL ID				LOCATION			
MAGUIRE KEVIN TR 87 BELMONT ST ROCKLAND, MA 02370				72-10-4-0				4 MILTON ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAGUIRE KEVIN TR				08/24/2018	A	1 (118276)					
MAGUIRE MAUREEN TR				11/14/2012	F	100 (118276)					
MAGUIRE MARGARET F				06/23/1994	F	1 (86550)					

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	%
01-242	06/06/2001	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,062 HUM	1.00	100	1.00	550,000	8.44	100	1.00	R08	1.25	433,120

TOTAL	4,051 SF	ZONING	FRNT	157	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	433,100	393,700
Infl1	FACTOR 100		BUILDING	190,300	171,800		
Infl2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
TOTAL					623,900	566,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70			40	17.03	500



BUILDING	CD	ADJ	DESC	MEASURE	12/8/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/8/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	275,763
NET AREA	1,184	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	336		63.15	21,218		
\$NLA(RCN)	\$233	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,184	1950	192.98	228,485		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	308		38.40	11,827		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	ATU	N	ATTIC UNF	96		37.00	3,552		
				FLOOR COVER	14	COMB	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281		
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	99	N/A	1.00										
																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	\$190,300